

Submitter: Michelle Gregg

On Behalf Of:

Committee: House Committee On Rules

Measure, Appointment or Topic: HB3974

This August, I will have lived in Aloha for 25 years. In the next couple of years, I had planned on turning my home into a rental property. If Oregon passes more tenant friendly laws, I will instead sell and buy a rental property in Washington State.

I have worked for the last 12 years in accounting at a property management company. Many tenants receive assistance paying all of their move in costs. Agencies can assist renters to pay their application / screening fees. Provide funding for assistance instead of penalizing property owners.

Laws like HB 3974 prevent a property owner from recovering the cost of running a comprehensive background and credit check. The screening fees directly reflect the cost of getting vital information. Recently, prospective tenants provided fraudulent paystubs, caught by the screening company.

I've learned landlords don't get rent during the eviction process. Currently, Washington County and Multnomah County courts have months long delays for an eviction hearing. If you can't get good screening information before offering a rental agreement, you dramatically increase the risk of eviction and lost income as you wait for a court date.

Please oppose this measure. If passed, it will cause more potential landlords, like myself, to decide against renting their property.

Please help speed up the eviction process to support good landlords who can then provide good properties for deserving tenants.