



April 22, 2025

Senator Khan Pham  
Chair, Senate Committee of Housing and Development  
900 Court St. NE, S-407  
Salem, OR 97301

**RE: Support for HB 2134A**

Dear Chair Pham, Vice Chair Anderson, and Members of the Senate Committee on Housing and Development

**The Portland Housing Bureau (PHB) is writing to express our support for House Bill 2134A**, which would allow a tenant to terminate a fixed-term rental agreement with at least 30 days' notice after receiving a termination notice from their landlord under ORS 90.427(5).

This proposed legislation represents a balanced approach that supports the needs of both tenants and landlords. For landlords, it provides the opportunity to regain possession of a dwelling unit sooner if a tenant chooses to provide notice and vacate prior to the date specified in the landlord's notice. For tenants, it ensures greater flexibility and autonomy—critical for navigating the often stressful and financially burdensome process of securing new housing, particularly amid limited availability and rising housing costs.

When a tenant receives a termination notice, the search for alternative housing often begins immediately. That process can be complicated by constrained housing supply, affordability challenges, and the financial pressures associated with moving. HB 2134A would empower tenants to make more informed and timely decisions about when to relocate, reducing the likelihood of overlapping rent payments and supporting housing stability during a time of transition.

We believe this bill strikes a fair and practical balance by preserving landlords' rights under ORS 90.427(5), while providing tenants greater choice and flexibility in responding to these types of termination notices.

For these reasons, we respectfully urge your support for HB 2134A.

Sincerely,

A handwritten signature in black ink, appearing to read "Helmi Hisserich".

Helmi Hisserich, Director