

Submitter: Ginelle Peterson
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2305

Dear Members of the House Committee on Housing and Homelessness,

My name is Ginelle Peterson, and I am a housing provider in Oregon. I am writing in strong support of House Bill 2305, which allows landlords to terminate a tenancy upon a third material violation or late payment with 30 days' notice and no right to cure.

As a property owner, I take my responsibility to provide safe, stable housing seriously. However, the current laws make it extremely difficult to manage rental properties when tenants repeatedly violate lease terms or consistently fail to pay rent on time.

One situation I encountered involved a tenant who repeatedly paid rent late and ignored lease policies. Over the course of a year, this tenant was late on rent seven times, forcing me to constantly issue reminders and payment plans. Additionally, they had unauthorized guests staying in the unit for extended periods, which led to noise complaints from other residents. Despite multiple notices and warnings, they continued to violate the lease agreement, knowing that the current laws made it nearly impossible to enforce consequences.

This situation not only caused financial strain—due to missed rental income and extra legal fees—but also impacted my other tenants, who deserved a peaceful and well-maintained living environment. Under the current regulations, I had no efficient way to remove this tenant, even after repeated violations. The process was lengthy, expensive, and frustrating, making it harder to continue providing quality housing.

House Bill 2305 is a necessary step toward fairness, ensuring that landlords can address repeated lease violations without being forced into prolonged disputes. This bill does not encourage unjust evictions—it simply restores a reasonable balance by allowing termination when a tenant demonstrates an ongoing pattern of noncompliance.

I urge you to support House Bill 2305 to give housing providers the ability to manage their properties responsibly while ensuring that tenants uphold their lease agreements.

Thank you for your time and consideration.