

Greetings!

My name is Glenda Stuart and I live in Corvallis, Or. My husband and I have a rental property in Corvallis near campus that we renovated into a clean and desirable home for future tenants. We rented our home to four Chinese students that attended OSU. The reason I mentioned the nationality of the students will soon become clear.

The four students each drove very expensive cars of upward to \$100,000. They were paying each month on time until our Governor said because of Covid tenants did not need to pay their rent. They immediately quit paying. They discussed this with the father in China and he said don't pay. They can't do anything to you because we are on the other side of the world and you will be returning to China soon. They had the funds to pay but chose not to because of this law. It had nothing to do with Covid and the law does not ask any questions to why they can't pay. Did they become unemployed or get their hours cut? The answer to this was no. They did not pay because they became aware of the law and used it to their advantage.

It is interesting how the Governor cares about tenants but makes no provisions for the landlords. We still have to pay the mortgage, taxes and any maintenance needed. If you allow tenants to stay and not pay, many landlords will eventually need to sell. The value of the properties will go down because who will buy a investment that is not making money?

Please do not extend this law one day longer. It is one sided and putting a hardship on hard working landlords.

Sincerely,
Glenda