

Chair Fahey, Vice Chairs Morgan and Campos, and members of the committee.  
Good Morning

For the record, my name is Luis Campos.

Tenancy as a coin has two sides, there are bad landlords there are also bad tenants with disrespectful behavior leading to indisputable valid, and legal reasons to face termination of tenancy or worst being evicted by the best of landlords who should have no worries about what I address next.

ORS (Oregon Revised Statute) 90.427 Termination of tenancy without cause - provides unscrupulous landlords more than often a fraudulent way to abuse, discriminate, and discard tenants "just because" without being truthful to the text of such law.

It also demonstrates the unbalance of power between a landlord and a tenant.

Let me put it this way:

A landlord rents a house that needs repairs, after a tenant moves in the repairs are never done and the situation drags to the point that the tenant abandons the place on own volition, a new tenant comes in and the story repeats itself, this time the tenant knowing how difficult is to move from place to place and the amount of money and the effort that implies, demand repairs, and for this, unexpectedly receives a Termination of Tenancy for no cause as a retaliatory effect, is that simple and for that, you have never heard of "renting insecurity" as it will always exist someone that needs a place to live but surely you have heard of the Housing Insecurity.

HB 2372 is not intended to take away deserved legal means for honest landlords to reclaim their property, but indeed to stop the existent abuse of ORS 90.427 by those landlords hiding in plain sight that often provide tenancy and then discard tenants ( by the way of housing) to avoid responsibilities and duties such as needed repairs. I know the story well.

I have done everything I could for a better life, I embraced principles, I learned not to lie, be honest with myself and with others, and to mind my own business to the point of isolating myself even from friends.

I realized that if I didn't ask for favors or have debts of any kind, and pay my rent and bills before due time no one would knock at my door or even mention my name. No scandals, no runs with the law or neighbors, no drinking or drugs... my life was simple, work, get back home, play music, fix food, watch movies go to sleep, and repeat... Regardless of this on March 3, 2018, I received an eviction for no cause.

For my words, you might have an idea of who I am as a person, perhaps you may ask how come I was evicted from a house I made my home and even invested hundreds if

not a few thousands of dollars on repairs – which I was told would be reimbursed, out of my pocket?

how come I ended up sleeping two weeks in my car and two more in a wooden box?

And the answer is simple: I had a landlord that took advantage, a landlord that neglected, delayed, made excuses, and even denied repairs that turned into dilapidation.

And then instead of repairs, without a signal of what was coming to me, I was delivered with a "Termination of tenancy for no Cause"

To make a story short I gathered every single fact about my tenancy and for three months and a half I studied day and night, 20 to 36 hours without sleep I read and researched everything I could on tenancy rights, laws, precedents, and so on.

I didn't have a choice but to represent myself in court against the landlord and an experienced lawyer for two hours that seemed to be three times as experienced.

When the bench trial ended the judge was upset with the landlord's mischief but because of flawed statutes and my clear inexperience in litigation, his decision was forced in favor of the landlord.

The story is lengthy, the twists of the case and documentation would take hours to be appreciated on the magnitude of the unfairness that ended in being evicted for no cause.

I humbly ask the members of this committee to move this bill out of committee with a do-pass recommendation.

Thank you.