

2.21.25

Dear Chair Marsh, Vice Chairs Anderson and Breese-Iverson, and Committee Members –

I am writing in **opposition to HB 2305**, the three-strikes bill, before the House Committee on Housing and Homelessness.

I am a tenant who is financially trapped in unsafe housing. Bridge Housing refuses to honor our lease agreement, they disregard HUD requirements regarding recertification, they unevenly enforce rules against prohibited conduct, and they falsely accuse tenants who object.

Bridge Housing's The Vera has an acoustic defect which amplifies sound and makes it travel. Yet, management schedules unit renovation all night long, preventing tenants from sleeping during "quiet hours." As a result, they have deliberately damaged my health and weakened my immune system. I was not allowed to sleep through the night after surgery. Every time I got sick, I was not allowed the necessary sleep to quickly recover. Vaccines are also less effective for the sleep-deprived.

Although my rental agreement prohibits no-cause eviction, in the five years I have lived here, Bridge has fabricated excuses to evict me four times and they have taken me to court twice. In 2022, they refused rent payment from a government agency who alerted me by email and they falsely accused me of nonpayment. Case 22LT16756 was dismissed on the day of my trial. In 2024, they took me to court again, falsely accusing me of behavior in which I have never engaged.

Case 24LT24343 went to trial on 12.10.24. With no evidence to support the accusations, their attorney argued that my many emails objecting to negligence/abuse (including audio files of all-night hammering/pounding/drilling) constituted harassment. His witness committed perjury – at times contradicting documents already accepted into evidence. In a procedure heavily weighted in favor of the landlord, plaintiff failed to prove their case and it was dismissed.

Had Bridge Housing succeeded in their endeavor, I would be out on the streets now because Portland is experiencing an unprecedented housing shortage.

Bridge Housing's attorney, Jeremy James, is currently under investigation for failing to comply with the provisions of Oregon Rules of Professional Conduct RPC 3.1 and 3.3(a). He prosecuted a charge he knew was not supported. He knowingly made false statements of fact and offered altered evidence – submitting snippets of email threads to shroud context and outcomes. He seemed to know his witness was engaged in fraudulent conduct during the proceeding: her responses were confused, she looked to him for answers, and she gave false testimony.

**HB 2305 will make it easier for landlords to evict tenants.** Although this is not the specific goal of the Bill's proponents, its overly broad nature will make it easy for bad actors to abuse it.

I sincerely urge you to **protect Oregon's most vulnerable tenants by voting against HB 2305**. Please focus your efforts on legislation that will make housing more available and more equitable for those of us forced into unsafe housing.

Thank you for allowing me to submit my testimony and for your service to our communities.

Sincerely,

Adrian March