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

In 2020 I bought what I thought was to be my final home. The place in which I would retire and grow old. It was my dream home. In 2023 I was laid off and had to move out of Eugene to find a new job. I held on to my dream home, in hopes that one day, maybe, just maybe, I could come back home. Until then I had to put it up for rent, so the mortgage would still be paid.

Because I am too far away to take care of it as a proper landlord, I hired a management company to deal with that. I was a renter for most of my life, so I never want to be a bad landlord. I have been as responsive as possible; I immediately replaced the garage door opener when it stopped working. I put on a new roof when there was a leak. I have landscapers come and trim trees before the winter storms and clean up the yard for the summer blooms. I have inspection of the HVAC, and the dryer vent cleaned annually as well. I have not raised the rent, and in fact I charge lower than most in the city for a home of the same size and location. Because this is my dream home, and I do not want to lose it.

My current tenants have not been ideal, but they have not caused any permanent damage either. And I am grateful for that, as I know from experience the damage renters can cause. It is not their dream home. It is their rental. HB 2305 would ensure my rights to protect my investment only if a tenant severely violates their legal agreement.

Again, I was a renter for most of my life, and I had bad landlords as well as good. I 100% support tenant protections. But this House Bill does not contradict those rights. It protects me from individuals that may be as careful as I would be, and it still gives them a reasonable amount of live up to their contracted responsibilities without penalizing them in case of hardship

They want a safe and secure home. So do I. I think we both can have that, so long as everyone does as they should. Please. Remember not all landlords are large companies, or just out to make a buck... Some of us are just trying to do what we can to hold on to a dream as well as what is right. We also deserve some protections. Thank you.