

Chair Marsh and Members of the Committee,

My name is Shelley Beaulieu, and I am writing today in strong opposition to HB2305. As a board member of CAT and concerned community member of Happy Valley, Oregon, I am deeply concerned about the devastating impact this bill would have on Oregon's already severe houselessness crisis.

If passed, HB2305 will result in more evictions of the very people who are most at risk of becoming houseless—people who, with reasonable tenant protections, could otherwise stay housed. Evictions are not isolated events; they create a rapid downward spiral that pushes individuals and families into houselessness, often making it exponentially harder for them to regain stable housing. This bill is so broad that even minor lease infractions could lead to eviction, targeting hardworking Oregonians who are already struggling to keep up with rising costs. It creates an easy pathway for landlords to remove tenants—with a right to cure—even if those tenants have met their obligations to address previous issues.

Supporters of HB2305 argue that it is necessary to address egregious tenant behavior. However, the issues they cite are already covered by existing laws that allow landlords to evict tenants for serious infractions. If those laws are not enforced properly, then the solution is to ensure proper enforcement—not to pass sweeping legislation that will disproportionately harm tenants who are simply struggling to make ends meet.

It is also telling that despite claims that this bill benefits tenants, not a single tenant has provided spoken testimony in support of this bill. The only voices advocating for HB2305 are those who stand to profit from making evictions easier. If this bill truly served the best interests of tenants, as some supporters of the bill have stated, we would hear that reflected in tenant testimony. Instead, those directly impacted by housing instability — including organizations like the Community Alliance of Tenants — strongly oppose this bill.

Oregon is already in the midst of a housing crisis. Passing HB2305 will only make it worse by increasing evictions and exacerbating houselessness. I urge you to reject this harmful legislation and instead focus on policies that promote housing stability, fairness, and tenant protections.

Thank you for your time and consideration.

Sincerely,
Shelley Beaulieu
Community Alliance of Tenants Board Member