

Chair and members of the committee:

I am Violet Wilson and I live at 6546 Hogan Dr. N, Keizer

As a rental property manager for thirty years, I have seen the up and downs of the market and the law. I have worked diligently to follow all the new laws and implement them on extremely short times. I continuously reminded my owners that we would come out of the moratorium soon and things would get back to a normal rhythm. But instead, we are faced, at the late minute, with a possible new law that places another layer of restrictions on landlords.

Why when jobs are going unfilled and funds are available to help tenants get help, is the moratorium being extended in some cases? This appears, on the surface, to be an disincentive to seeking a job.

I have sent information to my tenants letting them of the resources over months. Often, it has taken multiple times for them to reach out for help. One of my tenants told me she did not qualify for help because her income was too high, yet she was not paying rent.

The language in the bill appears too general. Exactly, what documentation needs to be provided? Is it just a letter from the tenant or does it have to be a copy of the application? Doing an application does not mean the tenant qualifies for help. The landlord would have to wait an additional two months before being able to file notice for non-payment.

Mainly, I manage single family homes and a number of my owners are selling because they cannot deal uncertainty of Oregon Landlord Law. We are losing single family homes to owner occupied. One owner is in major distress because she has not been paid since March 2020. She applied to the Landlord Compensation program but will only get 80% of what is owed. And as for myself, one tenant left owing over \$8000 with no forwarding address or signing of the declaration, so I do not apply for the LCP. My only option is if SB330 passes and provides a method for me to get some relief on my losses.

Please vote No on SB278. Landlords have done their share and need some relief.