

Chairman, members of the committee, my name is Rod Meneley. I live in Wilsonville, OR. I've lived here for 11 years and am writing in support to SB 1523. I currently reside at Berkshire Court Apartments and have lived here for 11 years. I've always paid my rent on time with a personal check in person at the leasing office. Beginning this month (February of 2026), I was given a form stating: "

"NOTICE TO RESIDENTS – COMING SOON, THE LEASING OFFICE WILL NO LONGER ACCEPT DROP OFF CHECKS OR MONEY ORDERS FOR RENT OR OTHER PAYMENTS. ALL RESIDENTS ARE NOW REQUIRED TO MAKE PAYMENTS EXCLUSIVELY THROUGH THE RESIDENT PORTAL OR PAYSPLIT" "... Make all future payment online.

I received this notice when I took my rent check to the leasing office on the 1st of February to pay in person as usual. I emailed the Manager with evidence that this process was illegal in 5 states including California. I also mention this Senate Bill and after a few days I was told that I could continue to bring my check to the leasing office as usual.

Other incidents with Berkshire Court:

I know of a couple who live here at Berkshire Court and they mailed their rent check to Summit Corporate office as directed by the Tenant Portal notice, and received a late charge on their tenant portal, which they will not pay. This Tenant Portal is a way for Summit to force tenants into paying fees and charges and Summit won't have to respond to them. Please pass SB 1523A to prevent Summit from forcing tenants onto a questionable payment system. Thank you.

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