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

As a longtime area landlord, local escrow officer, local builder and developer, I have witnessed first hand on so many occasions the extreme duress that recent law changes have put unduly on landlords. The City of Eugene changes have resulted in the sales of many Mom and Pop landlords who never thought they would sell ever. All of these homes are going to owner occupied buyers in the current market and the tenants go back into the shrinking rental pool. I will never invest in the City of Eugene or in the City of Portland due to the rules in effect. Currently, in my area, we are dealing with two long term tenants at different properties who consistently for the last two years have never been able to pay rent on time. There is always an excuse. One I am certain is currently mixed up with some theft and drug use. Unfortunately, there are no good options available under the current rules to get this tenant out. I have also received a subpoena on this tenant with investigations regarding possible COVID rental assistance fraud which we promptly replied to and submitted our documentation. It is not fair that the landlord can never expect or depend on rent to be paid on time. It is unfair that for consistent non payments, the landlord has not rights to get a non-paying tenant out. It is not fair the amount of work required by the landlord. The very basic premise of renting, is that the expectation is that the tenant should pay rent on time, and hopefully care for the property. Most landlords have financial obligations on these properties and need to be able to have rent come in timely to pay those debts, property taxes, and insurance. When that doesn't happen, it no longer makes sense to hold the investment. Another tenant in another property has only paid rent on time TWO months out of the last 36 months. Not only is this so much work, but every month it is a huge amount of stress wondering when the money will come in, and the follow up and documentation are so tedious and taxing. There is no other debt available where someone would be allowed by law to continue their current circumstance without honoring their written agreement. Please give the landlords some sort of recourse before we all give up on residential rentals altogether. It is really hard to make it make sense anymore. I have three duplex lots to build on. I am not building any more rentals and taking on the risk of nonpayment and consistent late payments without any good recourse available. It is not right that tenants know after a year of occupancy they don't need to pay on time and we can't get them out of the property. Please quit forcing landlords to rethink providing housing to others. Landlords need rights also to continue investing, and landlords need tools to reward good tenants that are doing all of the right things, paying rent on time and caring for the property. I used to have these tools. Great tenants never got rent increases in the past, and this was an incentive. We can't do that anymore. I lose value in my real estate if I don't increase rent. Please also consider the impact of rules on great tenants. You are only giving outs and free passes to the bad tenants.

with most of the recent rule changes. No landlord will ever use a rule like this to get rid of a great tenant going through a temporary hardship if they can afford it. This is a very reasonable rule that is being proposed. Please bring back our common sense for landlords in Oregon!