

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

I've been a housing provider in Lane County for about 28 years, and during this time, I've faced significant challenges due to tenant misconduct. From filth and wreckage to hoarding and illegal activities, the damage to my properties and finances has been extensive.

One particularly distressing experience involved a tenant who left the house in such a state that I couldn't see the floor in any room. I had to use snow shovels and wheelbarrows to clean up the garbage.

Another time, I encountered an aggressive tenant with a gun, which made the eviction process terrifying and left me with significant damage.

I've also dealt with squatters who took over my property, causing vandalism and financial devastation. Professional scammers have rented high-end properties without paying rent, adding to my financial losses.

Some of this is par for the course, some are extreme and getting worse with little to no accountability for the tenants. Property managers are powerless to help us in our current situation.

These experiences have taken a toll on me, both financially and emotionally. I became a landlord to help people and secure a future for myself, but these past few years the strain has forced me into selling off my investments.

I urge the passage of House Bill 2305 to restore fairness and dignity to housing providers like me.

Sincerely,  
Shawnita Zimmer