

Re: Support for HB 4123 - Legislation to Protect Tenant Privacy

Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and Members of the Committee:

My name is Judy Annin, and I am writing to urge you to support of HB 4123, which will support Landlord Confidentiality, and Tenant Privacy of Information.

When people apply for housing and while they are renting, whether in an apartment, home or manufactured home, they have to give landlords a lot of private information. This includes personal details, financial information, and other sensitive records. If this kind of information is shared publicly, it can put people at risk of identity theft, fraud, and other harm.

The Legislature has created consumer privacy protections in many other areas. But right now, Oregon landlord-tenant law does **not** clearly protect the private information that landlords collect from tenants.

HB 4123 fixes that.

The bill adds a simple rule to landlord-tenant law: landlords cannot share a tenant's personal or financial information without the tenant's **written permission**, unless a court orders them to do so.

The bill clearly explains what kinds of information must be kept private. It also allows reasonable exceptions for normal business needs, such as running background or reference checks, or using the information in legal, court, or collection matters. Affordable housing providers are also protected from conflicts with privacy rules required by their local, state, or federal funding sources.

Privacy in housing is especially important. Everyone deserves to feel safe in their own home, and that includes knowing their personal information is protected. Tenants gain security, and landlords benefit from clear rules that provide legal guidance and consistency.

For these reasons, we strongly urge support for this bill. Thank you for the opportunity to provide testimony and for your service to Oregon communities.

Sincerely,

Judy Annin