

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

I have worked in property management for Cascade Rental Management Company for almost 18 years. The last few years have been especially hard as landlord rights have been disproportionately affected. While we understand that there is financial uncertainty for a lot of Oregonians, we believe it is unreasonable to expect landlords to not expect any consideration in this matter.

The law changed to allow a 10-Day notice to pay or vacate instead of the 72-hour notice, which allows tenants to have until almost the end of the month to pay rent before we can take any action to recover the property for nonpayment. If a tenant is receiving any federal financial assistance for the rent payment, that time is extended to a 30-Day notice to pay or vacate which pushes the cure date into the next month. This creates a huge balance for the tenant to recover from each month.

During 2024 alone, I had to attend court forty-six times. For one tenant in particular I had to attend court seven times and for many others I had to file more than 1 time. This doesn't even take into account the hundreds of tenants each month pay late. Oregon landlord rights have been stripped away bit by bit each year until we have been left with only court each month to resolve these violations of the Rental Agreement which is clogging up the court systems across the state. Landlords need to be given tools to address chronic violations to the Rental Agreement.

I write this plea in support of House Bill 2305.