

Submitter:

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On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

My wife and I own apartment properties in Portland and Salem. The way the laws are now, you cannot get rid of tenants that are causing problems for other tenants and the community at large. Many times I have had tenants that are too noisy and disturbing fellow tenants. You can send them warnings multiple times, but it does not stop them from continuing to make problems for other tenants. Several times we have lost good tenants because of continuing bad behavior from the bad tenants. Some people feel that making it very difficult to evict tenants protect the rights of tenants, but they do not realize that making it so hard to get rid of a bad tenant can affect several other good tenants. Again, it has caused some good tenants of mine that liked living here to leave. Of course, many of the troublesome tenants are the ones that know the current landlord and tenant laws and how to game them to prevent you from evicting them of bad behaviors. You need to pass this type of law to help not only owners but tenants trying to live in a safe and quiet community.