

Submitter: Diane Van Liefde
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2305

To the State of Oregon's House Committee On Housing and Homelessness,

We strongly support HB 2305! In the 4+ years that we've owned a 4-unit apartment building in Klamath Falls, OR, we have been fortunate to find reliable and respectful tenants who pay rent on time and/or honor our late fee if/when they cannot meet the monthly due date. However, that was NOT the case for several of the tenants we inherited when we purchased the building in late 2020. One devastating case occurred during the pandemic when the federal government had legislated eviction moratoriums. The tenant had completely stopped paying any rent and did not communicate with us for 5-6 months, despite our continued calls/emails/texts and providing notifications about where/how she could obtain rental assistance. This caused us to lose a significant amount of rental income which we rely on to make our monthly mortgage payment. We did manage to evict her during the small window between moratorium orders. However, once she collected her belongings (only those things she valued apparently) and vacated the unit, we discovered significant damage, a filthy mess throughout, and every room still filled with massive amounts of her furniture/belongings/trash which we had to pay to remove, dump and repair. We also found several large totes filled with marijuana and were informed by neighbors that she was a dealer.

We absolutely need legislation like HB 2305 which will protect us from the financial hardships caused by such tenants, as well as any tenants with a pattern of payment delinquency.

Respectfully,
Diane Van Liefde