

March 3, 2021

Dear Oregon State Legislature,

I am a rental property owner as well as a Realtor. I have many clients who own rental properties in the Portland metropolitan area. Once the renter relocation measures went into effect, I elected to divest from Oregon and sell my rentals. So far, I have liquidated 2, and these have sold to owner occupants. 2 affordable rental homes left the pool of housing for renters. Many of my clients have done the same. Many of my colleagues' clients have also elected to sell their rentals. This atmosphere of pitting landlord vs tenant has backfired and caused there to actually be fewer affordable rental properties. I cannot imagine what I would do if my tenants had not been paying rent. I simply would have gone broke. Many, many landlords do not have the resources to bear the weight of a social problem. Yes, we all agree that there needs to be more affordable housing, but putting this responsibility on the backs of the private sector is not the solution. Many landlords will come to an agreement with their renters for repayment of back rent or the renter will move and the landlord can recoup their losses with a new renter. Most renters do have a resource of a place to move, and yes, there are exceptions to that and resources to help. Landlords are the backbone of affordable rental units and they also need help. They are a large part of the economy. They spend money in Oregon. This moratorium must be lifted as a part of getting Oregon's economy back and running.

Val Thorpe