

I, Rachel , a leasing agent for Carla Properties Lte in Happy Valley, Oregon greatly oppose this bill because it negatively affects both tenants and landlords all around. Landlords will be forced to make up for the delinquent rent by increasing renewal rates to the maximum legally allowed and adjust move in costs to higher amounts, which may force some residents out unintentionally. Some tenants who aren't financially & negatively affected by the pandemic are taking advantage of the eviction moratorium and not paying rent due to no penalty from landlords which ruins it for those who need the help. Without landlords being allowed to require employment proof showing cut hours or wages, our hands are tied – leaving us with trying to recoup costs in other ways while trying to consider staying fair the residents working hard any way they can to pay on time during the pandemic. Extending the eviction moratorium through February 2022 should not be passed. As landlords, we should be able to report, consider and receive information on past due rent of tenants or applicants in order to protect assets at our property as well as other properties worldwide. If this bill gets passed, it will negatively impact tenants currently stable in the market and will negatively impact landlords by allowing chronic delinquent residents that are taking advantage of the pandemic moratorium or for those who are needing assistance and are not actively working on a payment plan with their current landlord. Moratorium extension is not fair to honest businesses that try to do the right thing, and it hurts all tenants. We have to pay our mortgage, payroll, utilities, property taxes, that money will either come from everyone who pays on time, or we will have start issuing 5% - 9% rent increases to everyone that is paying on time, in order to recuperate our costs. It will just result in the cost of housing going up at higher than reasonable rates.