

March 4, 2021

COVID has impacted Oregon in catastrophic and devastating ways. Many people are suffering from financial strain due to the restrictions without assistance that have gone through our state. This has greatly affected both Tenants and Landlords. SB 282 does not address the root causes for these issues, nor does it provide a clear path to a resolve for anyone.

What SB 282 does accomplish is creating a subpar living standard and disrupts the peace of neighbors and community members by limiting - essentially removing - all options for For-Cause Evictions (*Section 1 (7) There is a rebuttable presumption that a landlord's termination of a tenancy is retaliatory under OR 90.385 if the termination notice is given while the tenant is not current on rent that accrued on and after April 1, 2020, and before June 1, 2021.*"). This is removing all personal responsibility for conduct and honoring your commitments.

Imagine living next to neighbors who are over occupancy which increases foot traffic, noise, disruptions, and exposure to COVID, but there is no one you can call or anything you can do. Your neighbors are breaking their rental agreement and conditions of following conduct, but because they are not paying their rent (from hardship or by choice), your landlord's hands are tied to enforce the rules that allow you to have a safe and comfortable home to come home to, and your quality of life is efficiently diminished due to other's choices beyond your control.

SB282 also gravely impacts landlords. It appears to be unknown that not all landlords are large corporations out to put one over on the tenant. Where is the assistance for the mom and pop who saved to have an investment home to help supplement their retirement or social security to make ends meet? They are still held responsible for property taxes, state taxes, repairs, upkeep, etc. There is a certain responsibility that comes with property ownership and being a landlord. But forgoing your income for 337 days (as of the date of this letter) and potentially up to 698 days, if SB 282 is approved, is not one of them.

If you had to be responsible for your bills, but were not allowed income because others were not responsible for theirs, for Six Hundred Ninety-Eight days, how would you feed your family? How would you get gas to try to work? How would you heat your home? How would you receive medical care? How would you repair a popped tire or a blown gasket? How would you keep a roof over your head?

Oregonians need help. SB 282 does not help anyone. Oregon State Legislatures need to stop trying to place a cartoon band aid on a ruptured artery and think about the future, not just the now. Spend your time in office to create lasting and positive change for Oregon instead of driving us further into COVID despair.