

Oppose 282 - Extend the grace period for repayment of back-rent to February 2022 for Renters

We own a rental home in Beaverton OR. The rent from this home helps supplement our living expenses as we near retirement. Our current renter only paid a partial rent since April 2020 and now has paid NO RENT for the last 3 months of 2021. He currently owes us over \$10,000. This is having a BIG impact on our own monthly cash flow. If you continue to just extend the grace periods for renters, the amount owed will continue to grow and it is unlikely that this will do anything to encourage the tenant to try to pay rent or try to make repayment. They have no incentive to pay us back. The back rent owed just gets larger and larger. You are penalizing rental Owners in a VERY impactful way.

Extending the already LONG grace period will now double the negative impact on Oregonians as you are impacting the Owners of properties that are owed lots of money too in addition to the Renter who is reaping all the benefit.

There should be other ways that you try to rectify the situation to give assistance to Renters without making it worse by extending the problems to Owners impacting even more Oregonians.

Also, you are removing any initiative for those in need to improve their situation. They get extended unemployment benefits, grace on rent, stimulus money. Why would they need to change? They continue to keep getting handouts while the rest of us are beginning to be hurt by their lack of payment also.

If you extend the grace period for repayment to Feb 2022, you will have given nearly 2 YEARS of grace to Renters! It is time to hold the repayment date to July 2021.

Please don't continue to penalize Rental Owners. We are impacted also and this Rent money is our Cash Flow and impacts our financial situation the longer you aid the defaulting Renters.

Respectfully
Joy Temple