

Dear Oregon Senate,

Thank you for giving me the opportunity to speak about SB 282. As a long term landlord, I strongly Oppose SB 282.

I understand that Oregon is having a housing crisis, it started before Covid-19 and the virus has made things worse. There are more tenants than rentals available. The problem is, over the last few years the Oregon Landlord/Tenant laws have changed to lean heavily in favor of the Tenants. Because of this, Landlords have been selling their rental properties and investors are taking their money elsewhere. I meet tenants every week telling me that their landlord is selling or has already sold the house they live in. Long term, this will give tenants fewer options and higher rents. In the short term, we need to help tenants pay their rent, but we need to be careful to not make the housing crisis worse by passing laws to discourage landlords from expanding the local market.

Tenants have been given a grace period for sixteen months and now you are discussing another eight months at great cost and anguish to landlords. We have a rental relief fund. We need to use the relief fund to help tenants pay their rent. With Covid-19, all of my costs are much higher and I still have to pay all of my bills even when the tenants are not paying their rent. At least consider requiring a payment plan starting July 1, 2021.

As a property owner, I have the right and the responsibility to know who is living on my property and screen them. This protects the property, other tenants and the neighborhood. Allowing tenants to move unauthorized tenants/guests onto a rental property does not make sense. We have legal and binding written contracts that specify who can live at the property. Why do you have the right to change my contracts after the fact?

Assuming an eviction as retaliation is unfair. The sixth amendment of the constitution guarantees that it is our individual right to be innocent until proven guilty, so this bill would take away our constitutional rights. We have written contracts and the rules agreed to at the beginning of a tenancy are there for a reason. Why do you have a right to change our contracts?

Please reject this very, very unfair bill.

Richard Satter