

Hello,

I am a licensed Property Manager here in Salem, Oregon. In reviewing SB 282 I am opposed to it due to several reasons.

-Section 1, extending the grace period to 2/28/2022, - Some owners of rental property are already struggling to pay mortgages and/or living expenses due to tenants that haven't paid their rent. With no guarantee that the emergency period will not be extended, this has the potential to prevent some landlords from collecting any rent for up to a year. While I sympathize for those that cannot pay, there are many assistance programs available to help tenants pay their rent. There are very few that help the owner when the tenant does not pay.

-Section 1 (7); Having a rebuttable presumption that a landlord's termination of tenancy is retaliatory if the tenant is not current on rent. - There are several reasons a landlord may need to terminate that are valid reasons even if a tenant owes rent. For instance, if an owner needs to reside in their own home, the home is sold and the new owner needs to reside in the home, the tenant has violated the rental agreement... These would have nothing to do with a tenant owing rent and therefore I believe this has the potential to be detrimental to the owner that perhaps would not be able to sell their property, or possibly a tenant in blatant violation that would not remedy or care if they don't feel they have to simply because they owe rent.

-Section 7- Reporting and screening - This is setting up a tenant to have no need or desire to pay back past due amounts they owe to a previous landlord. If a landlord cannot report it, how are they to be able to collect it after the tenant vacates their unit? What is to stop a tenant from choosing to vacate owing thousands of dollars and using the money instead to move into another unit? We would not be able to use the fact that they owe the thousands as a reason to not approve and the current landlord would have no recourse to send them to collection if they don't want to pay it. By not being able to deny an applicant that owes a past/current landlord, how would we be confident that they will pay their ongoing rent? I do understand not holding late payments made during the emergency period against an applicant,

Section 14- Guest occupants - Rental units must be protected from the potential of excessive damage. Occupancy guidelines help to protect a dwelling from excessive wear and tear. Having unlimited guests for an excessive time period will cause excessive wear and tear on items such as appliances, carpet, plumbing etc. There is also the concern that by having to allow a guest for an extended time without being able to properly screen them could put neighbors and/or other tenants at greater risk of becoming victims of criminal activity. Besides, if a guest has their own residence, why would they have the need to stay as a guest for an extended period more than 2 weeks without first getting approval from the landlord.? I did not see where it was clear whether or not an "occupant" would have to be allowed if they passed the screening.

Please consider how devastating bills such as these that take landlord tenant law to far can be and vote in opposition of this bill.

Thank you for reading my concerns. Sarah