

Dear Senate Housing and Development Committee,

I am writing in regard to SB 282-1.

The inability to pay rent is a broad brush applying to every tenant. I will use two tenants as an example.

M who first took advantage of the system by having three companion pets after hiding 8 dogs and being caught. He has two roommates helping pay rent as non lease holders. He has not paid a dime since the moratorium started and won't. Three months ago he told us he was going to give notice as he was a buying a house. We have not received the notice ...yet. He filled out the paperwork saying he was not able to pay rent. But he can buy a house?

A second resident in a home in Clackamas County owes over \$14,000. V also signed documents related to COVID she was unable to pay rent. Her kids are teenagers that received kicker, she is still receiving child support and alimony, plus has chosen to cut work down to part time. We have had to replace her refrigerator, cut down a tree in her backyard, repair a fence, as well as pay our mortgage, taxes and insurance. When the aid to landlords first was suggested, she told us to apply so we could get 80%. Of course she would then be rent payment free. The sense of entitlement we are experiencing is unfortunate.

We need a solution to get landlords paid for rent now, and not keep handing tenants the right to do whatever they want, knowing they will not be held accountable.

We struggled through bad economic times to keep our lifetime investment afloat, paying mortgages higher than rent received plus maintenance, to be totally gutted by the inability to choose the people we rent to. Bad credit, no problem. Two companion dogs and one cat? No problem...we may be severally allergic and glad to be tested, go ahead and have them. Felonies older than five years? No problem, the traumatized crime victim next door doesn't have a right to safe housing. The rights taken away from property owners keep mounting.

The issues being addressed in the bills do not cover keeping residents in their housing. How is extending the moratorium almost another year do anything to move forward?

On properties that we have been able, we work with tenants on paying rent. We would rather keep good tenants who treat our properties with respect. No one wins by making people move under normal circumstances.

Lets get the landlords paid, allow people to try to run a business, and give hand ups, not handouts to every tenant we have. We pay property taxes, business taxes, taxes on our income. Some of us are already selling rentals in a hot real estate market to get out of providing housing. How can we be expected to continue the cycle of no evictions as well as no payments another year? The tenants with back rent PLUS taxes on unemployment will never get caught up.

Please try to aid those providing housing, not continue to pass laws that take away more landlords rights.

Thank you,

Christine Larson

Clackamas County and Bend