

As a 29-year old life-long renter, I believe the this bill would significantly benefit Oregon renters. I've always been at the will and mercy of landlords, and, in my experience, become stressed and anxious with the impending end of a fixed-term lease or within the first year of a month-to-month lease. This bill would help alleviate those worries by assuring renters a reasonable expectation of continued tenancy. It is vital that renters are afforded housing security as a key element for day-to-day survival.

By eliminating a landlord's ability to terminate without cause, I worry that landlords will become more adept at finding opportunities to terminate with cause as provided by Section 5 of this Act. I understand these types of cause are not new, but I think that a tenant may struggle to prove a landlord's claim is materially fraudulent should the landlord assert their INTENT to owner-occupy the premises [Section 5(1)(c)]. What if the landlord decides not to owner-occupy after terminating with cause? An evicted tenant could not reasonably ascertain if the new occupants are an immediate family member of the landlord or just new tenants with a new leasing agreement. Tenants should be better protected from a landlord's intent, which is often, above-all-else, motivated by renting dwellings at the maximum rental rate possible.