

Submitter: Richard Weill

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

Members of the Committee: Please do not send this bill out. Two years ago I was only doing Landlord/Tenant work sporadically for existing clients. I have been a lawyer in Oregon for 40 years. With the firms that have established L/T specialty practice not taking on new individual clients and only servicing their institutional clients, it has been left to attorneys like myself to represent all the "mom and pop" type landlords. The L/T code in this state, even prior to Covid, was a confusing mouse-trap of a mess. The landlords I represent suffered enough with the various Governor and Legislative pandemic rules/statutes that meant that Landlords went months, even years without rent. They have bill and mortgages to pay. The property owners have already "given" their fair share during pandemic periods. Please do not "muck" our long standing statutory provisions in Chapter 90 any further. I have had more than one client put their property up for sale rather than continue to suffer further loss. This is not going to lead to affordable housing.

By the time I send out a nonpayment notice, the rent is already 8 days late. The tenant then gets another 8 days from the time I mail the notice. The landlord can then file suit for eviction but that is not the end of delays; it is only the beginning especially in Multnomah County where the court absurdly only provides one judge and one courtroom for eviction matters. We wait days on days, even weeks for cases to be processed.