

01 March 2023

House Committee on Housing and Homelessness

Re: House Bill 2754

Dear Chair Representative Dexter, Vice-Chair Representatives Gamba and Helfrich, and members of the Committee;

SECTION 2. (1) (a) or HB 2754 as introduced states that “the landlord of formerly publicly supported housing may not terminate the tenancy under ORS 90.427 (3)(b) or (4)(b).”

ORS 90.427 (3)(b) states, “At any time during the first year of occupancy, the landlord may terminate the tenancy by giving the tenant notice in writing not less than 30 days prior to the date designated in the notice for the termination of the tenancy.”

ORS 90.427 (4)(b) states, “If the specified ending date for the fixed term falls within the first year of occupancy, the landlord may terminate the tenancy without cause by giving the tenant notice in writing not less than 30 days prior to the specified ending date for the fixed term, or 30 days prior to the date designated in the notice for the termination of the tenancy, whichever is later.

The current fad of expanding protections for tenants while at the same time expanding restrictions for rental property providers needs to be brought to a halt.

A thirty day notice of termination of tenancy is sufficient. If more time is needed, most rental property providers are able to accommodate the tenant.

The rights of the property owner are not superseded by the needs of the tenant.

Rental property owners do not terminate a tenancy on a whim. It may come as a surprise to the supporters and sponsors of this bill that rental property owners prefer to have the homes they provide to be occupied.

The state needs to stop meddling in the business affairs between tenants and landlords.

I urge the Committee to table this bill.

Sincerely,



Richard Wisner