



Senate Committee on Judiciary
900 Court St NE
Salem, OR 97301

January 27th, 2025

Chair Prozanski, Vice-Chair Thatcher, and Members of the Committee,

SETA is a non-profit, public service organization dedicated to renters' rights and interests. We provide free community resources, including our free Tenant Hotline, and we directly serve about 240 renter households every month through combinations of several programs.

If renting from an uncommunicative or even hostile landlord, tenants have very few options to resolve significant concerns in their homes. Often, the *only* solution a tenant has is to take their landlord to small claims court - to resolve repair issues, rent reduction claims, or other major challenges renters face every day.

With this in mind, **SETA would like to advocate for an amendment to this bill to raise the floor of the amount of the claim limit from \$750 to \$2000.**

In many circumstances, including unlawful access, or seeking a full-months for unresolved repairs, counterclaim for possessions or rent, and other legal recourse available for tenants - the legal fees alone prevent many tenants from even accessing small claims court, let alone utilizing it for its intended purpose. This high barrier to entry forces renters to either opt for a higher echelon of challenging legal recourse or opt to simply drop the matter and shoulder the cost of an unresponsive or hostile landlord - which many tenants opt for the latter.

We urge you to consider these consumer protections and amend SB 484 to raise the floor claim limit from \$750 - \$2000.

If you'd like to connect with me, please reach out to tmorris@springfieldeugenetenantassociation.com. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to be "Jim", is written above a horizontal line.



Timothy Morris
Executive Director
Springfield Eugene Tenant Association