

Submitter: Sharon Waterman

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

As a landlord as well as an owner of rental properties, I encourage your support of HB 2305 which allows a landlord to terminate tenancy upon third material violation or late payment upon 30 days' notice with no right to cure. If this language was in place two years ago, my property manager would have been able to get the renter out of a house my husband and I bought for retirement income, I worked several months to make it a clean wonderful place for someone to live. The newer rental laws have done nothing but hurt landlords and allowed the renters to trash properties plus get away without paying rent. As of this week, the property manager has been able to remove the renter. We will get possession of OUR PROPERTY back in 14 days. Had we been able to get the renter out when they violated the rental agreement or not paid rent three times, they would have been out a long time ago and just maybe they wouldn't have had so much time to damage the rental property. I wouldn't have to think of the number of dumpsters it will take to get rid of all the junk left behind. I want you to know not all renters are this way and I have wonderful renters who pay the rent and are so grateful to have a clean home to live in. If you want affordable housing and people to keep renting houses, then you must pass this bill to ensure landlords have the tools to keep their property from being destroyed. You must realize this type of action is why housing costs have to increase. The cost to return this place to its original condition will be extensive plus take a tremendous amount of our time and work. If you want affordable housing, you must pass this law. Thank you the opportunity to comment on this very important issue to landlords and property managers in Oregon.