

February 13, 2025

Oregon State Legislature
900 Court St. NE
Salem, Oregon
97301

Kali Carter, Owner of AAA Property Management
501 Main Street, Suite 100
Klamath Falls, Oregon
97601

Re: Oregon HB 2305

Dear Chairperson Marsh and Members of the Committee,

My name is Kali Carter, and I am the owner of AAA Property Management, which specializes in managing residential properties in Klamath and Lake Counties. I am writing to express my strong support for Bill 2305, which I believe will positively impact our community.

As a property management professional with 8 years of experience, I've seen how current rental termination regulations burden homeowners, property managers, and local resources. Presently, when a tenant violates their lease or Tenant Duties (90.325), we must provide multiple opportunities to correct the issue, but with little recourse for continuous misconduct.

In many cases, a tenant may temporarily address an issue, only to revert to the same behavior, forcing us to send additional notices. This creates a cycle of wasted time and money, leading to frustration for homeowners, real estate professionals, and neighbors. Current regulations fail to offer authority figures the tools to properly address violations and protect the peaceful enjoyment of neighbors and the wellbeing of the property.

For example, imagine you own a property and notice piles of garbage during an exterior inspection. You issue a notice, the tenant cleans up, but weeks later the same issue occurs. This cycle could require six notices in a year, affecting the property's value and the neighborhood. The tenant, in turn, learns they can repeatedly break the lease without consequence.

From a neighbor's perspective, the same issue means worrying about your children playing outside because of debris infiltrating your yard. Despite reporting the issue and efforts from your landlord, you can never fully enjoy your home due to the lack of accountability for the problematic tenant.

These situations are real and occur daily.

House Bill 2305 strikes a balance for both tenants and homeowners. While no landlord expects perfection, the ability to address lease violations is crucial. Current regulations allow poor behavior to persist, damaging the peaceful enjoyment of neighbors and potentially harming property values.

I urge the committee to support House Bill 2305, which will give landlords the tools to address poor behavior, encourage positive change in neighborhoods, and maintain property values.

Thank you for your time.

Respectfully Submitted,
Kali Carter
Owner, AAA Property Management