

Submitter: REX WATKINS

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

Oh my goodness. This bill would put a very useful tool back in our property management toolbox. We understood necessary measures during the height of the covid-19 pandemic to keep stable housing for persons struggling due to a lack of work. Those measures continued, and in some cases increased, to the point we have been stuck with tenants who chronically pay late. We manage right at 160 residential units spread from Sweet Home to Philomath along the HWY 34 and HWY 20 corridor. Every month I am delivering 10-12 now 10-day notices for non-payment of rent. Each month 8 of those go to the same tenants who have realized the only penalty is the late fee, so long as they pay before the 10-days is up. Quite often this can be as late as the 20th of the month due to weekends impacting our notice date and the first date we could file an FED at the courthouse. This is a huge interruption to our work schedule in addition to affecting the cashflow of some of our most critical clients, ones who depend on the rent to contribute to their retirement expenses.

Being able to terminate a tenancy that is more than a year old but has gone sour without having to use one of the four "landlord-caused" eviction processes would be a big help in terminating those chronically late paying tenants.