

Submitter: Nancy Kramer

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

Oregon House Committee on Housing and Homelessness  
900 Court St. NE Salem,  
OR 97301

RE: Support for House Bill 2305

My name is Nancy Kramer, and I am writing in support of House Bill 2305. As a housing provider in Oregon, and a REALTOR®, I have seen firsthand the challenges that landlords face in maintaining safe and stable housing for their tenants. While I fully support tenant protections, the inability to address repeated lease violations or consistent late payments has put both my properties and my responsible tenants at risk.

One of my tenants, "John", was a habitual violator of his lease agreement. Over the course of a year, he engaged in disruptive behavior, including excessive noise at all hours, harassment of other tenants, and failure to properly dispose of trash—leading to pest infestations. Despite multiple notices and opportunities to rectify the issues, the behavior continued. Under the current laws, my hands were tied. Responsible tenants who had done nothing wrong were forced to endure unsafe conditions, leading some to move out, impacting not only their quality of life but also my ability to maintain stable occupancy.

In another case, I had a tenant, "Lisa", who consistently paid rent weeks late. While I understand financial hardships arise, this was a repeated issue that disrupted my ability to pay the mortgage, utilities, and property maintenance costs. Under current regulations, Lisa would make partial payments just in time to prevent formal eviction proceedings, extending the cycle indefinitely. This created financial strain and uncertainty, leaving me without real recourse to address the ongoing issue.

House Bill 2305 is a necessary step in restoring fairness to housing providers who have been left with little control over their own properties. It ensures that tenants who repeatedly violate lease terms or fail to meet their rental obligations can be held accountable, preventing landlords from suffering prolonged financial and operational hardships. This bill does not remove tenant protections—it simply reinforces the basic principle that a lease is a mutual agreement with responsibilities on both sides.

Housing providers are not looking to displace tenants unfairly; we want to foster stable, well-maintained communities. However, we cannot do that if we lack the ability to address recurring violations. I urge you to support HB 2305 and provide

landlords with the tools they need to maintain safe and functional housing for all Oregonians.

Thank you for your time and consideration.

Sincerely,

Nancy Kramer