

Submitter: Paige Tapia  
On Behalf Of: East Bend Plaza LLC Property Management  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB2305

We are a small business in Bend, Oregon and we own and manage single family home rental properties. We have mortgages and property repairs and maintenance, insurance and taxes to pay just like most everyone else that owns residential properties. When a tenant decides they cannot pay their rent or simply just decides not to pay and will not communicate with us or dodges our communications, we feel we have no recourse. The current law is overly protective of the tenants to the point where they can just decide not to pay rent knowing nothing can really happen to them and that leaves us holding the bag. We then have to take money out of our reserves or sometimes out of our own pockets to cover the mortgage and expenses on the property. During the holidays this happens to us a lot. People will dodge our calls and emails when their rent is late or make up excuses like their out of town or have had some big "emergency" come up and have no idea how they are going to pay their rent. It is not our responsibility to pay for their Christmas/holiday gifts and parties, but it is their responsibility to pay their rent on time as agreed per their lease. Most of the time they get caught up in the next month, but sometimes they don't and it drags out until spring or they can never catch up, which only strains the relationship between us and our tenants. If there were a law to protect the homeowners from being used and abused by their tenants, but also gives tenants a guideline that encourages them to pay on time, it would be better for everyone involved. It seems like common sense and fair to everyone involved in the tenant/landlord relationship. Property owners that own and lease out residential properties are a huge part of the Oregon economy and also provide much needed housing in a time where housing is not always available. When we have to pay money for attorney's fees and going to court, etc., it takes up Oregon precious resources and causes property owners to raise rents, sometimes beyond what people can easily afford. But it is crucial to keep the properties in suitable living standards for all. We do not pocket a lot of cash every month if at all due to the rising costs of insurance, property taxes, repairs, maintenance and management fees. For property owners to be able to participate in bringing housing to the people of Oregon, please use common sense when voting in support of this bill. Thank you for your time.