

February 13, 2025

To the House Committee on Housing and Homelessness,

I am writing in support of House Bill 2305 which would allow a landlord such as myself the ability to terminate residential tenancy upon the third material violation or past due rent payment with a 30-day notice and no right to cure.

Let me share my situation with you as it relates to a current tenant who is chronically late in paying her rent. I am a housing provider with two single family dwellings. I have been in property management for over 20 years. This tenant passed her background check over 2 years ago with no issues. That does not happen too often. She is gainfully employed and makes \$70,000/year. In addition, she also receives money from the State of Oregon as she is raising her four grandchildren due to the death of her daughter. The amount she receives is over \$32,000/year. She makes over \$100,000/year and cannot seem to pay her rent on time.

In the last 12 months, I have given her 7, yes, **7 Past Due Rent Reminders** AND, 5, yes, **5 10-Day Notices to Pay or Vacate for Nonpayment of Rent**. I usually receive rent on the 21<sup>st</sup> of the current month as that is the deadline date for her to pay rent or vacate. She has even sent me a text at the 11<sup>th</sup> hour saying rent or partial rent will be paid after the 21<sup>st</sup> or given day to pay or vacate. She knows she holds all the cards and as a landlord I am limited in what I can do to receive my rent money. I have told her I WILL follow through on eviction if she does not pay by the date on the 10-Day Notice.

For so long, housing providers have been hamstrung and taken advantage of by the Oregon Legislature and given all rights to renters. We as landlords provide families with a home, a place to raise their children, grow their families and sometimes retire. This is a long overdue bill which will allow housing providers to gain small control over when we can terminate tenancy for legitimate violations of signed rental agreements.

I strongly encourage you to pass House Bill 2305. If this bill were already in place, I would have been able to terminate this rental agreement months ago and get in a new tenant who will honor their rental agreement and pay rent on time.

Thank you for your time and consideration.

Kathy Loving  
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