

Submitter: Mathew Free
On Behalf Of: 900 landlords
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2305

I am in support for House Bill 2305 which will allow a landlord to terminate a tenancy after the tenant has violated their rental agreement by paying late more than 3 times.

The way the law is now, if a tenant does not pay rent per their rental agreement the landlord has to wait until the 21st to 23rd day of each month before they can file for eviction. Then the landlord can file for eviction with a cost of \$268.00 to the landlord \$0 to the tenant. In Deschutes county it will take an additional 4 weeks to get a mediation hearing. To mediate the cost is \$150.00 to the landlord/ \$0 to the tenant and if the parties don't agree to a settlement, move out etc., the eviction moves to a hearing with the judge. This will take another 1 to 2 more weeks with a cost of \$315.00 to the landlord/ fee waived to the tenant. Then if the tenant shows up to the hearing with the rent portion ONLY and the landlord is required to accept the payment and the tenancy continues. By this time the tenant is now 60 to 90 days behind on rent. The eviction process only applies for the month that was filed on when the tenant first stopped paying rent. So now the landlord starts again for the next month and repeats this every month without an end in sight. While all this time the landlord is without rent and required to pay filing fees, hearing fee and process service fees and this process does not cost the tenant anything. This works out to be about \$800.00 every time a landlord needs to go through this process.

The current law does not allow a landlord to enforce the terms of the rental agreement. There should be and needs to be a process for terminating a rental agreement so the landlord can end the rental agreement for the breach of the terms of the contract.

It is time to right the ship and get people back to work and responsible for their actions. There has always been consequences to a person's decisions. When the tenant makes the decision to not pay rent there is a consequence to that decision and it is time to hold them accountable for this decision again.