

Submitter: Melody Luelling

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

I strongly encourage you to pass this bill. We are independant housing providers where most of our tenants are on mont to month rental agreements, there is no way to get a tenant out who has had tenancy longer than 365 days. if one of the landlord qualifying reasons isn't an option. I have first hand experiences with tenants who continusouly pay rent late, but because they eventually pay and are on a month to month agreement, I have no recourse but to put up with their non-sense. They know they can pay at the last minute, after I have already paid to start the FED process, which I never get reimbursed for. So they pay up, and then start the cycle again in a month to two.

Or a tenant has a violation of their rental agreement, for one thing or another, and disrupts the quiet enjoyment of their neighbors, and there really is nothing I can do. Please, please vote support and pass this bill. The housing providers have been beat up repeatedly for since 2019 SB 608 took effect and then COVID mandates on top of that.

The housing numbers are not getting any better because of these laws and bills that have been passed. I am also a Realtor, and I know first hand that several housing providers have sold their entire portfolios and moved the money elsewhere due to these laws. These units are not staying in the rental pool, they are being purchased by home owners. Which is, in and of it self a great thing. But none of what the State of Oregon has implemented has decreased rents. If anything, rents have gone up due to these laws.