

Submitter: Ostap Lopatskyy

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

House Committee at Oregon State Legislature 900 Court St. NESalem, OR 97301

Subject: Testimony in Support of HB2305

To Whom It May Concern,

I am writing to express my strong support for House Bill 2305, which allows a landlord to terminate a residential tenancy upon a tenant's third material violation or late payment with 30 days' notice and no right to cure. This legislation provides necessary protections for property owners while maintaining reasonable expectations for tenants.

As someone who has been a renter his whole life and is now a homeowner who rents out one unit to a wonderful family, I have seen how repeated lease violations and non-payment issues can create financial and operational burdens for landlords. By implementing a clear and enforceable process, HB2305 ensures that responsible property management practices are upheld and rental agreements are respected.

This bill will help stabilize the rental housing market by addressing repeated violations efficiently, reducing prolonged disputes, and promoting accountability among tenants. HB2305 strikes a fair balance between tenant protections and landlord rights, ensuring that rental properties remain viable and well-maintained.

I urge the committee to support this bill and recommend its passage to the full House. By doing so, the Legislature will reinforce fair housing practices and uphold the integrity of rental agreements in Oregon.

Thank you for your time and consideration. I appreciate your service to our state and your willingness to address this important issue. Please feel free to reach out if you have any questions or need further information.

Sincerely, Ostap Lopatskyy