

I am writing this letter in support of HB 2305. My wife and I, have been landlords in La Grande, OR for over 40 years, a small Mom & Pop type business. We currently have one duplex and 6 houses. We have long-term tenants, rarely raised rents, and very available to address any needs our tenants may encounter. We keep our rental units upgraded, painted, with lawn irrigation, and in tip-top condition. I would like to tell you of the horror story we recently experienced. We agreed to rent to Cody and Jennifer despite having weak credit, an eviction record, and a current residency at a motel. Despite these warning signs, we felt compelled to help them and their family of two kids and entered into a Rental Agreement on January 8, 2022. We gave them 2 days of free rent to allow time for them to get moved. And we allowed their 2 pit bulls to occupy the premises. Soon after they moved in, we discovered a 3<sup>rd</sup> dog at the premises.

The first year went OK, though they were often late with the rent. The second year was when thing really began to fall apart when they gave up on their jobs. Overall, they were late with their rent ten times; we delivered a 10-Day Notice to pay three times; we conducted inspections which discovered serious damages; we delivered a Notice of Non-Compliance three times; we delivered a Notice of Termination with Cause three times for damages; and we filed a Residential Eviction Complaint three times. After each Notice, Cody and Jenny would scurry around and either make repairs or pay the rent or pay the utilities as required.

Ultimately, they ran out of good graces with the agencies that were funding their bad behavior.

Once we were finally able to get the eviction to stick, we had to replace the dishwasher, furnace, flooring, paint throughout, and repair all the damage throughout the property.

Ultimately, despite our good intentions to help a family, we were rewarded with lost rents, extreme damage to the rental house, and huge financial burdens because our month-to-month tenancy did not meet the Landlord-Tenant Law criteria of Three Strikes.

The Three Strikes rule for month-to-month tenancies would ensure that tenants are given a chance to correct bad behavior, but also protect landlord rights against bad actors. Had the Landlord-Tenant law been equitable, we would have saved time and money, and all of the damages that were done while we were trying to evict them. Instead, we incurred \$20,000.00 in cost of damage repair, and the extra 4 months it took to get them out was more than what it should be.

We urge you to implement this 3-Strike rule for month-to-month tenancies into the Landlord-Tenant law. This might also encourage more private sector housing by making it more equitable for landlords.

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