

Submitter: Mary Jo Grove

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

This bill would be a blessing to the rental property owners of Oregon. Having been in real estate for the last 46 years, real estate broker, property manager and own rentals myself we have never seen a time like we are in now. My property management company has many horror stories of this exact issue. We have tenants that we serve notice to monthly for nonpayment or other violations, go to court with every other month, and they are still there. We have been dealing with "retaliation" as being cited as our hold up on several cases. Then we have to wait 6 months before doing anything further. It has become ridiculous. This 3 strikes you are out bill would be the most common sense help we have gotten for a very long time. Oregon has become a joke for tenant landlord matters. So swayed to the tenant. We have people selling their rentals because of it. Many people have a portfolio of rentals as a retirement plan and not only are they selling all their properties in Oregon but the are leaving the state altogether. Things need to change and this feels like a great first step.