

Submitter: Erik Ford

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

Dear Oregon House Committee on Housing and Homelessness,

I am writing to express my support for House Bill 2305 and to share my experiences as a small landlord in Eugene, Oregon. I own and manage several multifamily rental properties and have been fortunate to have respectful, responsible tenants for many years. My goal has always been to provide high-quality housing and maintain a positive environment for all my tenants.

However, there have been rare instances when I've needed to address significant lease violations or chronic late payments. These situations almost always begin with a complaint from a long-term tenant about a neighbor's disruptive behavior. I approach these situations by discussing the issue directly with the tenant involved, providing clear warnings and opportunities to correct the behavior. Unfortunately, there are cases where the problems persist despite repeated notices.

Under current regulations, my options are limited, even after issuing multiple valid notices with the right to cure. This leaves the responsible tenants in an ongoing disruptive environment and erodes their quality of life. HB 2305 would allow landlords to issue a 30-day termination notice after a tenant has committed three material violations or late payments within 12 months, with no further right to cure. This tool would give landlords a reasonable mechanism to protect their tenants and maintain safe, stable housing.

Responsible landlords need the ability to address chronic lease violations effectively. HB 2305 strikes a fair balance by ensuring tenants receive clear warnings and multiple opportunities to remedy their actions before facing termination. This change would empower landlords to fulfill their duty to all tenants, not just those who violate lease terms.

I respectfully urge the committee to pass HB 2305 to support responsible property management and improve the quality of life for Oregon renters.

Thank you for your time and consideration.