

Submitter: Thomas Subias

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

To the Oregon House Committee on Housing and Homelessness:

We are small "mom & pop" residential rental owners who decided to make an investment in Oregon real estate. The current lack of consequences for non-paying tenants is making it more difficult for us to rent to tenants in need. As I'm sure you are aware, there is a housing shortage, and there are always candidates including families with young children who are seeking a home to rent. But non-paying tenants are tying up properties.

Just this year we had a unit in our small multi-family property stuck for 7 months in non-payment with a tenant who turned out to be making and selling meth. The situation only eventually concluded because local police broke down the door to make an arrest; the property is still in repair to get to a rentable state. Forget for a moment what that means for the viability of our small business. That meant that a 3 bedroom unit that could have housed a family was not only unavailable to such a family, but it was being actively used to create and sell drugs in the community. That is a lose-lose.

Whatever good anyone thinks comes from preventing evictions of non-paying tenants, it isn't borne out in reality. That is a single-factor mindset that assumes all non-payers are being victimized by landlords, and fails to consider the cascading impacts and secondary outcomes.

We as landlords aren't here to evict on the first late or non-payment. Keeping a tenant is the preferred option. This bill gives the tenant a 3-strikes safety net that is fair for tenant and landlord. Please help us provide housing to the community and pass HB 2305.

Thank you.