

Submitter: Brandon Hendrick

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

I am writing to express my strong support for House Bill 2305, which will be reviewed by the Oregon House Committee on Housing and Homelessness on Monday, February 17th, at 1:00 PM.

HB 2305 is a necessary step toward restoring balance in Oregon's rental housing market. Over the past few years, policy shifts have significantly reduced landlords' ability to manage their properties effectively, leading to an increase in problematic tenancies and financial strain on housing providers. This bill would allow landlords to terminate a residential tenancy with 30 days' notice after a third material violation or late payment, without a right to cure—a crucial provision that ensures responsible tenancy while maintaining housing stability for others in the community.

#### Why HB 2305 Matters

##### 1. Fair and Predictable Rental Management

Housing providers must have the ability to uphold lease agreements and ensure a safe, stable environment for all tenants. Requiring multiple violations before action can be taken is already a compromise; eliminating the right to cure after the third offense ensures that repeat offenders do not take advantage of the system.

##### 2. Encouraging Rental Investment

Property owners are the backbone of Oregon's housing supply. When landlords face excessive restrictions, they may choose to leave the rental market, reducing available housing and driving up costs. A balanced approach, like HB 2305, gives landlords confidence to continue investing in rental properties, benefiting both owners and tenants.

##### 3. Preventing Unpaid Rent and Property Damage

Late or unpaid rent significantly impacts small landlords, many of whom rely on rental income to pay mortgages and property expenses. A repeat pattern of violations, whether through non-payment or lease infractions, puts financial strain on housing providers and discourages responsible renting.

##### 4. Ensuring Housing Stability for Responsible Tenants

Problematic tenancies can create unsafe or unstable conditions for other renters in

multifamily properties. When landlords are unable to remove disruptive tenants, it affects the quality of life for responsible renters who deserve to live in well-managed housing communities.

I encourage the committee to pass HB 2305 to help restore a fair balance between landlord rights and tenant protections. Oregon needs policies that support long-term housing stability without discouraging property owners from participating in the rental market.

Thank you for your time and consideration.

Best regards,  
[Brandon Hendrick