

Submitter: Theresa Wisner
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2305

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House Committee on Housing and Homelessness
Oregon State Legislature
900 Court St. NE
Salem, OR 97301

Dear Chair Representative Marsh and Members of the Committee,

I am writing to express my strong support for House Bill 2305, which provides necessary protections for landlords while ensuring that tenants uphold their responsibilities. As a landlord in Linn County, I have experienced the challenges associated with prolonged nonpayment of rent and repeated lease violations. This bill is a vital step toward restoring balance and fairness in the rental housing market.

House Bill 2305 allows landlords to pursue eviction if a tenant has not paid rent for three months or has committed three lease violations. These provisions offer a reasonable and necessary pathway for property owners to address noncompliance, ensuring that rental units are preserved as safe and habitable spaces for all tenants.

I appreciate that this bill includes appropriate safeguards to ensure tenants receive proper notice and opportunities to rectify issues before eviction proceedings occur. However, it is crucial that landlords retain the ability to enforce lease agreements when tenants consistently fail to meet their obligations. Without such measures, property owners risk significant financial hardship and deterioration of rental properties.

As a small landlord, my husband and I cannot afford to absorb months of unpaid rent the way large rental conglomerates can. Bills like House Bill 2305 help keep rental properties in the hands of small, mom-and-pop landlords like us. Without these protections, many small property owners will be forced to sell, and large corporate landlords will continue consolidating rental properties across Oregon. This ultimately harms tenants by reducing competition, limiting rental options, and driving up rental costs.

This legislation strikes a fair balance between protecting tenants and allowing landlords to maintain the integrity of their investments. By supporting House Bill 2305, the committee will help promote a stable and sustainable rental housing environment in Oregon.

Thank you for your consideration and for your work addressing housing and homelessness in our state.

Sincerely,
Theresa Wisner