

Submitter: Patti Fleming

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

Dear Chair and Members of the House Committee on Housing and Homelessness,

I am writing to express my strong support for House Bill 2305, which is scheduled for a public hearing on Monday, February 17th at 1:00 PM. This bill is an important step toward restoring balance in landlord-tenant laws by allowing housing providers to terminate a residential tenancy after a tenant commits a third material violation or fails to pay rent on time, with 30 days' notice and no right to cure.

Over the past few years, legislative changes have significantly limited property owners' ability to manage their rental units effectively. These restrictions have made it increasingly difficult to enforce lease agreements, maintain safe and stable housing for responsible tenants, and prevent repeated lease violations that negatively impact communities.

House Bill 2305 provides a fair and necessary measure to protect housing providers who have faced ongoing financial and operational challenges due to tenants who repeatedly violate rental agreements or fail to meet their payment obligations. Without the ability to take appropriate action after multiple violations, property owners are left with few options to safeguard their investments and ensure housing stability for compliant tenants.

This bill is not about unfairly displacing tenants—it is about holding individuals accountable for repeated violations and ensuring that landlords can maintain their properties responsibly.

I urge you to support House Bill 2305 and restore some of the essential property rights that have been eroded in recent years. Please consider the voices of housing providers who play a critical role in Oregon's rental market and the need for balanced policies that promote fairness for both landlords and tenants.

Thank you for your time and consideration.

Sincerely,
Patti Fleming