

Submitter: Jeffrey Wiren

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

As a Realtor®, I work with investors regularly who are considering whether or not to invest in real estate in Oregon. Additionally, my wife and I also are considering our own investment in real estate in Oregon. The investors that I work with, and my wife and I as well, have significant concerns about the imbalance of tenants rights vs landlord rights. While I respect the need to protect tenants from unlawful or punitive eviction, I am pleased to see legislation that protects landlords right to protect their real property. If a tenant has violated the terms of their lease, or refuses to pay rent on time for any reason, the landlord should have the legal right to evict the tenant and place a tenant in the property that will comply with the terms of the lease and pay their rent on time.

The investors that I work with, and my wife and I as well, have made decisions to invest in real estate outside of the State of Oregon specifically due to the imbalance of tenants rights vs landlords rights. This legislation will help to correct that balance and encourage investors to reconsider Oregon as a viable state for their real estate holdings.