I am a, owner of a small apartment bldg. After 30+ yrs of self mgmt, I hired a professional mgmt co because OR and PTLD laws have become to complex.  In April 2024 the Mgr rented to single woman and pregnant teenage daughter with dog. Received 1st mo rent & sec dep.  No 2nd mo rent. After required waiting period mgr issued late notice,  That takes 2 wks.   Then neighbors reported 4 people living in apt with 2 dogs and 3 cats. I have photo evidence & witness testimony by neighbor tenants.  Mgr issued pet violation notices which have 14 days for cure & tenant took 13 days to reply & got a doctor to state that animals were emotional support for her & daughter, & that took several more weeks of correspondence.  Lost another month of rent. Meantime unauthorized occupant still on site. Another violation notice issued with 14 day cure.  After 13 days, tenant claimed occupant was caretaker, and not boyfriend. Very rough looking man on drugs.  Tenant submitted phony medical letter which we rejected,  That lost another month rent.  I consulted with Mgr and he proved that FED was filed with court.  Time for first appearance was weeks in future & another mo rent lost.   Mgr stated filing FED for other violations was useless because FED rent filing is in the system already.  We later received notice the Metro Public Defender will represent tenant for FREE & I need to pay an attorney.  More money and more time & another mo rent lost.  Finally after 4 mos lost rent, attorney fees & court costs, & very upset neighbors, the eviction day came.  Tenant removed by sheriff with15 cats from apartment -- all this on video.  Left a mess of poop 7 pee, rotten food. $13,000+ cleaning, damage and lost rent.  No fwd address. Laws & Gov't are unfair.  You should protect landlords too..  Shame on gov't officials for bias toward tenants & landlord neglect.  The housing stock will only get worse in the future. Bad laws =bad housing results. FIX IT!!