



Chair Marsh, Vice-Chairs Breese-Iverson and Andersen, and members of the House Committee on Housing and Homelessness,

Thank you for the opportunity to provide testimony in support of HB 2305. Oregon REALTORS® is an industry association comprised of roughly 18,000 real estate brokers, principal real estate brokers, property managers, and affiliated industry professionals.

HB 2305 is a straight-forward bill. It provides landlords with the option to terminate a rental agreement with 30 days' notice and no right to cure in situations where the tenant has materially violated their rental agreement repeatedly.

HB 2305 includes sideboards to ensure fairness for tenants, including that the tenant must have materially violated their rental agreement at least three times in the previous 12 months, that two preceding termination notices with a right to cure have been delivered, and that all notices included a warning of the risk of a 30-day notice for termination with no right to cure.

In addition to failure to pay rent, some of the types of violations to which this bill applies include things like:

- Deliberately or negligently destroying or defacing the premises
- Removing or tampering with a smoke alarm, smoke detector or carbon monoxide alarm
- Removing, obstructing or tampering with a sprinkler head used for fire suppression
- Failing to keep the premises in sanitary conditions
- Failing to properly dispose of needles, syringes and other infectious waste
- Behaving in a manner that disturbs the peaceful enjoyment of the premises by neighbors

If a tenant has violated these duties three times within one year and had been warned each time of the future risk of termination without the opportunity to cure, not only is a 30-day termination fair and appropriate, in many cases it would also help ensure the safety and quality of life of other tenants and the neighboring community.

The sideboards included ensure that the bill would not harm tenants who comply with their rental agreement and with Oregon law. HB 2305 would not harm tenants who make two material violations, or even tenants who make three or more material violations over the duration of more than one year.

In other words, HB 2305 provides for a resolution of landlord-tenant issues when there is a legitimate reason that the issue be resolved expediently.

Oregon REALTORS® urges you to vote YES on HB 2305.

Thank you for your time and consideration of our testimony.