

Submitter: James Zimmer

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

Dear Chair and Members of the Committee,

I am submitting this testimony in strong support of HB 2305, which will bring much-needed accountability and fairness to Oregon's rental housing market. As a rental property owner, I have personally experienced the challenges of managing tenants who repeatedly violate lease agreements without meaningful consequences.

Under current law, landlords often struggle to address repeat offenders who habitually pay rent late or disregard lease terms. This places an unfair burden on housing providers, delays action against problem tenants, and disrupts stable rental communities.

HB 2305 provides a fair solution by allowing landlords to terminate a tenancy after three material violations or late payments within a 12-month period, with a 30-day notice and no right to cure. This bill would:

Encourage lease compliance by establishing clear and enforceable consequences.

Reduce financial strain on housing providers by ensuring rent is paid on time.

Eliminate prolonged disputes by streamlining the eviction process for habitual offenders.

Support responsible tenants by ensuring rental communities are well-managed and stable.

As a property owner, I have made a significant financial investment in maintaining and providing rental housing. When bad tenants refuse to comply with lease terms, the current system makes it extremely difficult and costly to reclaim my own property. The inability to remove repeat violators in a timely manner means I am often forced to absorb months of lost rent, legal fees, property damage, and additional turnover costs—all of which could be avoided if landlords had a clearer path to addressing problem tenants.

Oregon's current rental laws have created an imbalance that makes it too difficult to remove tenants who repeatedly break agreements, while responsible landlords bear the cost. HB 2305 corrects this imbalance, ensuring that lease agreements are respected and enforced while still protecting tenant rights.

I urge the committee to pass HB 2305 and support policies that create a fairer, more predictable rental market for both landlords and tenants.

Thank you for your time and consideration.