

Submitted By: Chuck DeSeranno, Owner  
DeSeranno Housing Provider Services

Committee: House Committee on Housing and Homelessness

Topic: HB2305 (In Support Of)

Chair and members of the Committee,

My name is Chuck DeSeranno and I am the owner of DeSeranno Housing Provider Services. My company supplies support services to Owners and Investors in the Salem area which includes various eviction types/ reasons. I am also an owner of rental properties myself.

My experience has shown the Following:

That the average amount a tenant is behind on rent is \$3,000.00 to \$5,000.00 and at least 2 Months of not paying.

The owner has tried or made agreements with tenants to keep their housing. So the owner uses the FED process as a last resort which on a average takes 6-8 weeks to complete.

This bill will make both tenant and landlords responsible for their actions and bring accountability back to the landlord/ tenant relationship.

It will correct a flaw in the current law as it relates to non-payment of rent and will shut down the ability to be continually behind on rent and the owner forced into continuous court actions to collect the amounts due.

We as landlords/owners aren't here to evict on the first late or non-payment. Keeping a tenant is the preferred option. This bill gives the tenant a 3-strikes safety net that is fair for tenant and landlord. Please help us provide housing to the community and pass HB 2305. Thank you.

Chuck DeSeranno

Salem, Oregon