



House Committee On Housing and Homelessness
900 Court St NE
Salem, OR 97301

February 16th, 2025

Chair Marsh, Vice-Chairs Anderson and Breese-Iverson, and Members of the Committee,

SETA is a non-profit, public service organization dedicated to renters' rights and interests. We provide free community resources, including our free Tenant Hotline, and we directly serve about 230 renter households every month through combinations of several programs.

SETA urges you to vote in opposition of HB 2305.

This bill is absurd and unnecessary.

HB 2305 threatens to undermine every effort in restoring Oregon's housing stability efforts by introducing broad statutory loopholes that would put all tenants at risk and lead to a sharp increase in evictions.

Evictions have a wide range of negative impacts on tenants - exacerbating already existing financial hardships, damaging mental health, displacing families away from school districts and their communities, and ensuring an immediate and direct path to homelessness for lower-income renters. Black women-led households, especially those with children, disproportionately experience [evictions](#) at significantly higher rates than their white counterparts. The passage of HB 2305 would dramatically deepen the housing and homelessness crisis Oregon faces, especially for those from already vulnerable communities.

Our understanding of this poorly constructed bill is that under HB 2305, landlords will now be able to evict a tenant without the ability to cure after the tenant has sent rent assistance dollars to prevent a non-payment of rent termination. Rent assistance was established to prevent homelessness, not to ensure maximum profits for landlords.

Currently, [only 9% of Oregonians facing an eviction](#) have access to the legal representation needed to navigate and address these loopholes. Expanding these dangerous loopholes will result in more discrimination and violations of established fair housing protections.



Landlords already have myriad tools to evict tenants for lease violations and for repeated lease violations, often with little notice. At the time of writing this, the 2025 Oregon Legislative session currently has *no* bills trying to repeal, add, or remove any laws under “Just-Cause” evictions.

We urge you to vote in opposition of HB 2305 to not knowingly and willingly introduce detrimental loopholes into landlord-tenant law.

If you’d like to connect with me, please reach out to tmorris@springfeldeugenetenantassociation.com. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Tim".

Timothy Morris
Executive Director
Springfield Eugene Tenant Association