

Submitter: Lucetta Elmer

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

Testimony in Support of HB 2305

My name is State Representative Lucetta Elmer, and I am a housing provider in Oregon. I am here today to express my strong support for House Bill 2305, which seeks to restore balance and fairness to the rental housing market by allowing timely and justified evictions of tenants who repeatedly violate their lease agreements.

Like many other independent landlords, I provide housing not just as a business but as a service to my community. I take pride in maintaining my properties and fostering stable, safe environments for my tenants. Unfortunately, I have personally witnessed the devastating impact of tenants who repeatedly disrupt their neighbors, refuse to comply with lease agreements, and make life miserable for those around them.

One situation that still weighs on me involved a tenant who consistently disregarded quiet hours, ignored pet policies, and created a hostile living environment for their neighbors. Over several months, I issued multiple verbal warnings, written notices, and formal warnings with the right to cure each time hoping that they would correct their behavior. Instead, their actions escalated, driving long-term, responsible tenants to move out simply because they couldn't tolerate the stress and disruption.

As a landlord, my hands were tied. The current law prevented me from addressing the issue efficiently, forcing me to wait months while my good tenants suffered. Meanwhile, I was losing income due to vacancies and dealing with increased maintenance costs from the damage this problematic tenant caused.

Opponents of HB 2305 will argue that this bill will lead to innocent people being evicted. That is simply not true. The reality is that most housing providers go to great lengths to work with tenants before ever pursuing eviction. Under this bill, a tenant would need to receive three separate notices with the right to cure before an eviction could even be considered. By the time a 30-day notice of eviction is issued, that tenant has had multiple chances, often a dozen or more, to correct their behavior.

I am not here to advocate for unnecessary evictions, far from it. I believe in fairness, accountability, and protecting the rights of all tenants, especially those who follow the rules and deserve a peaceful home. But without a practical tool to remove tenants who chronically violate their leases, good tenants suffer, property owners lose, and Oregon's housing crisis worsens as more landlords decide to sell their properties instead of continuing to provide rental housing.

I urge you to support HB 2305 and help restore balance and fairness to Oregon's rental market. Thank you for your time.