

Submitter: tyra grove

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

I am a housing provider in the city of Portland, Multnomah County. Over the last few years I feel as a private housing provider my options for protecting my property have become very limited. I have been put in the positions where tenants have ruined property and been extremely limited in my options to protect my property. I recently spent about six months, trying to work with a Tenant on destructive behavior. They repeatedly had unauthorized animals on the premises. They repeatedly were late on rent. They repeatedly had piles of garbage and were unclean both interior and exterior of the property. Given the current rules and regulations, I was very limited in protecting myself. This measure would be a start in giving landlords some tools to protect their property. Given deposits are so limited, and trying to withhold and portion of a deposit is very challenging. Having the option to terminate ongoing violations would hopefully assist in mitigating longer-term and greater damage. And hopefully give landlords a tool to help tenants understand they too have responsibilities.

At this point, I have Oak floors that need replaced because they are urine soaked. I have cork flooring that needs removed because of feces, urine and garbage left to penetrate the flooring. I have a kitchen floor that is so badly torn that It is needing to be fully replaced. The home smells of urine so intensely that you cannot be in it for more than a few minutes. There was feces found in built-in cabinets. The kitchen is coated with smoke and or grease. Every square inch of the house needs to be thoroughly sanitized and scrubbed. I have called a number of cleaning companies to help mitigate the situation. The bids are in the \$20,000 range just to scrub the smoke and soot off the walls and ceiling, and to remove and/or sanitize the contaminated flooring. Insurance is not a viable option as insurance companies consider this hard living so the burden completely falls on the property owner. There needs to be some balance between the current landlord tenant laws.

Thank you,

Tyra