

Submitter: Vanessa Hughes

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

Dear Legislators:

I represent the classic "mom and pop" landlord in the city of Portland. My husband and I own one rental property which we manage ourselves. We live only a mile from our rental and believe strongly that our duplex and its tenants enhance both the property values and quality of life of its neighbors.

We've been lucky over the years with excellent tenants. However, we have had a few who either did not pay rent or paid rent well past when it was due. We are very forgiving landlords and take into consideration the tenants circumstances and hardships. However, when the tenant takes advantage of our benevolence we must have some legal footing to either impose fines for late payment or have the ability to terminate the lease.

The rent we receive from our tenants directly affects our ability to maintain the property: pay for a gardener to come once a month, provide additional storage for the tenants, and ensure they are safe and comfortable. When our tenants don't pay their rent we must have some recourse.

Landlords like us are vulnerable to unscrupulous tenants. More and more properties like ours that offer tenants a garden and off street parking and the opportunity to be part of a neighborhood will be lost - sold and turned into private residences and further reducing the number of rental properties in the city.

Please vote yes on this much needed provision for landlords.