

February 15th 2025

House Committee on Housing and Homelessness

Re: House Bill 2305

Dear Chair Representative Marsh, Vice-Chairs Representatives Anderson and Breese-Iverson and members of the committee:

Purchased with our life's savings, my wife and I have two single family homes we rent out. For too long rental property owners have been placed in tenuous situations dealing with the few unscrupulous tenants that wreak havoc on this industry by playing on the sympathies of the public. Tenants are granted every break imaginable while the legislature has left rental property owners hung out to dry.

Past legislation has helped some tenants, but they all came at the expense of the rental property owners, who, trying to make a living, provide much needed housing. We hear stories of the hardships tenants face paying rents, which is most often blamed on housing providers. Simply because a tenant is having a hard time making rent payments doesn't mean the rent is too much. It means the tenant isn't making enough money, which is not under the control of a housing provider, nor is it their responsibility.

A tenant that took advantage of the last governors moratorium on paying rent and we went without payments for several months. There was absolutely nothing we could do about it. The tenants received a free ride compliments of the state. That was infuriating to say the least as our expense continued. Had a regulation such as HB 2305 endorses been available several months of missing rent could have at least been trimmed down to *"merely"* three. Bad enough in itself. When the tenant finally vacated we discovered significant damage to the dwelling inside in addition to carelessly abandoning hazardous waste on the property outside, which was costly to remedy.

Current regulations allow poor tenant behavior to persist, damaging peaceful neighborhoods as well as damaging property. If Oregon intends to keep residential property owners willing to let out their houses to tenants they will see this bill as move in the right direction.

Regards,



Richard Wisner