

Submitter: Joe Rowe

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

I came in person to testify, but my time was not allowed. My time was consumed by Co Chair Vikki Breese Iverson slowing down the day with rhetorical discussion with repeat questions that have no answer. She asked for "data" of Rep Gamba for his bill. Yet no data was presented by Rep Manix when he began discussion on this Manix bill. Co Chair Vikki Breese Iverson did not needle Manix for data because he is in the same party. Clearly data is only needed when renters ask for protection, and data in the Republican world is not needed when people who own land need protection. - We already have laws in place to protect landlords and fellow renters from the people who the authors call "jerk, really bad tenants, dealing drugs". This new proposed Manix law would lead to white renters using loosely worded "material" loopholes to file complaints that can not be easily healed and 3 "really bad times" strikes and you are out. There is no data on the "tens of thousands of dollars" caused by the bad tenant noted on video testimony. A landlord can flood a tenant with warnings and other more serious complaints and the tenant, despite being not guilty is assumed guilty unless they use a lot of time and resources to successfully appeal every warning, complaint or notice of an agreement violation. The false testimony in favor of this Manix bill ignores current law where a tenant of 1 to 364 days can be evicted for no cause, no warnings needed. After 365 days there are 30 day notices that can be fixed and if repeat rental contract violations happen there are 10 day move out requests that can not be fixed. The help on the Oregon Gov web pages

<https://www.courts.oregon.gov/help/pages/landlord-tenant.aspx>

these clearly show we do not need to fix something Manix says we need to make fixed.

<https://oregonlawhelp.org/topics/housing/rental-housing/evictions-termination-notices-and-landlord-lockouts/termination-notices/types-termination-notices/cause-termination-notices>

Time 33:30 to 34:22 then 35:09 to 35:55 Rep Javadi 36:51

<https://olis.oregonlegislature.gov/liz/mediaplayer/?clientID=4879615486&eventID=2025021231>