



Senate Committee on Housing and Development  
900 Court St NE  
Salem, OR 97301

February 19th, 2025

Chair Pham, Vice-Chair Anderson, and Members of the Committee,

SETA is a non-profit, public service organization dedicated to renters' rights and interests. We provide free community resources, including our free Tenant Hotline, and we directly serve about 240 renter households every month through combinations of several programs.

**SETA strongly opposes SB 158**, as we have opposed these similar bills in the 2021, 2022, and 2023 sessions. As written, this bill is insidious in nature as it promotes ambiguousness in security deposit requirements and lacks significant consumer protection. We urge you to join us in opposition for the reasons below:

- This bill is pushed forward by a private market corporation called LeaseLock, which draws its revenue from the overhead imposed on the renters who purchase its product. Currently, no other landlord-tenant law promotes a singular product; SB 158 would change that. In addition to other charges, this bill does not release the tenant from the entire purpose of security deposits - repairing any damages at the end of tenancy.
- This is not an insurance product or a loan contract. SB 158 creates a **payday lending scheme** for security deposits without providing any possibility for tenants to contest any damages incorrectly charged to them. The product is crafted in such a way as to lure in low-income renters and capitalize on their desperation to find housing. Once locked into a contract, they end up paying more over the long run. This further increases the cost of being poor.
- **There is no obligation for the landlord to purchase this product.** Quite simply, a landlord can offer and require a tenant to pay this fee for the exclusive purpose of purchasing this product, but the landlord is not required to actually purchase or be insured by this product. SB 158 is a monthly fee for the sake of a fee.
- It unlocks subrogation within security deposits, passing the ability to sue tenants for unpaid damages or unpaid fees from a landlord to a well funded private market



“insurance” company operating outside of the State of Oregon. Even if a tenant has been paying for the insurance product and the landlord successfully makes a claim against that insurance, the insurance company is still permitted by the bill to sue the tenant for the full amount of any damages - double dipping into the pockets of tenants.

- SB 158 does not contain any limit on the monthly cost of insurance and there is no cap at all on the amount of total fees paid. For long-term tenants, the cost could easily exceed the amount a tenant would have paid with a standard security deposit.

**We urge you to join us in strong opposition to SB 158, as this bill will deepen poverty, increase displacement, and overall harm tenants all across Oregon.**

If you'd like to connect with me, please reach out to [tmorris@springfieldeugenetenantassociation.com](mailto:tmorris@springfieldeugenetenantassociation.com). Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Tim".

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Timothy Morris  
Executive Director  
Springfield Eugene Tenant Association