

Submitter: Edith Gillis

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2134

Thank you, Representatives Hartman, Gamba, and Nathanson, and Senators Jama and Patterson for sponsoring Oregon House Bill 2134. Housing and Homelessness Committee members, please vote YES on this and do all within your power to forward it to become law ASAP.

This is an excellent way to help reduce homelessness and unemployment and preventable mental illness and destruction of local community resilience, and thereby reducing later emergency expenses of individuals, families, nonprofits, and the state. This is a good start towards maintaining state tax income from renters/workers. It also gives landlords more time with which to make housing units improved/ habitable or sellable and more time to deal with the increasing time spent on labor and paperwork etc. that makes remodeling and construction projects take longer than wanted. It helps tenants in a very hard market for finding affordable, safe, suitable housing the flexibility and speed and income/resources with which they can find, lease, and move in, without wasting money on renting and paying utilities on two places and it protects tenants from paying unfair fees for ending the lease early, which the landlord is trying to do but is not penalized for, and it still gives landlords a fair 30 days notice of intended move-out date. It is fair and responsible for all parties, and it makes it more likely that the tenant leaving one place earlier than they wanted, not be rushed into leasing a bad location that will cost them more money and worse health, etc. It allows parents more time to find a suitable place for their child's safety/health and not lose out on opportunities if a good-enough next place is available but only in a short window of time and must be occupied before the 90 days the landlord gave for terminating the lease early. It saves our resources from unfair eviction/landlord-tenant court proceedings and it saves nonprofits from wasting needed and limited resources, allowing them to better serve more Oregonians.

Last fall my daughter was told by the father of the person she thought was her landlord/housemate since November 2019, that his father, not her housemate to whom she was paying rent, was/is the landlord and that the father was going to sell the property and she had to move. The father kept changing the move-out deadline and reasons, all of which are unlawful or not true. He refused to obey Portland law for landlords paying relocation expenses when they evict tenants through no fault of the tenants. It is impossible for her to find another house with unknown timing and a threat of another fee, and she cannot afford two rents, etc. She was so stressed by the threat of homelessness, that her stress and fearful defensiveness interfered with her relationship with her client, and she then lost all her income. Not knowing where she will live, she can't decide which jobs to take in what towns or parts of town. She

cannot plan when she doesn't know the move date and when current law does not allow her to give 30 day notice and move out before the deadline the landlord will have for selling the house. She cannot risk taking on other part time jobs because she doesn't know whether she will have to invest her time into househunting and moving versus working to care for someone with disabilities in their home.

If this were law, she, her roommate, and his father/her landlord would have been less stressed and less defensive and counterproductive. The landlord could have his son and my daughter out of the house and he could have sold it sooner with less cost to both her and him on lawyers. The landlord could have saved money on penalties since he would lose in court. She would have more sleep, clarity, ability to problem-solve, and been less stressed so she would have kept a high-paying job to pay higher taxes. She could afford suitable housing. Disabled folk would have better care, the state would pay less to find alternative caregivers.