

February 19, 2025

Oregon Legislative Session

900 Court St. NE

Salem, Oregon. 97301

Re: HB 2305

Dear Chairperson Marsh and Members of the Committee,

My name is Patricia Patrick-Joling co-owner of Dolphin Real Estate LLC in Newport, OR since 1978, a family run business.

Our office does Real Estate Sales and Property Management here on the Oregon Coast.

HB 2305 – Please vote in favor

Reasoning: Termination for repeated violations. Landlords need a tool to remove habitual offenders. Landlords/Property Managers need to be able to remove a tenant in a timely manner when a violation occurs. We notice on behavior and conduct of a tenant as per the law. A tenant has the right to quiet enjoyment and use of their dwelling, everyone has rules to follow for a reason.

Currently, when a tenant/s violate their lease or rental agreement we as Property Managers/Landlords must provide multiple opportunities to the tenant to remedy the issue or situation and literally provides no recourse for the landlord for that tenant's misconduct. The ability for a tenant to pay their rent is a tenant problem, not a landlord problem. The tenant's financial, personal situation is just that the tenant's - do not burden the landlord with a situation that is out of their control. By allowing these repeat offenders to play the system, legitimately jeopardizes other tenants and their tenancy.

Respectfully,

Patricia Patrick-Joling

Principal Broker

Dolphin Real Estate LLC