

Oregon House Committee on Housing and Homelessness.

I am a landlord for over 55 years. My son and I work together to care for our units. Once in awhile a tenant won't pay or can't pay and my experience is 2-4 months' rent will be lost and the inside is a mess. We take care of the problem as soon as possible so it is ready to rent.

As landlord, I have a duty (state law) to maintain a unit habitable for a tenant which I agree with. I want long-term occupancy and reasonable rent for my tenants for them to stay and enjoy. A bad tenant won't learn to be a responsible tenant unless there is a consequence for their behavior. The problem tenant creates loss of income and loss of state taxes, and a rental unit is not available for use. Filth and damage need to be dealt with. Most often the unit is returned acceptable, security deposit returned to tenant, and a good ending for both tenant and landlord.

I support House Bill 2305.