



HOUSE OF REPRESENTATIVES

Date: February 19, 2025
To: Chair Marsh and Members of the House Committee on Housing and Homelessness
From: Representative Kevin Mannix, HD 21
Re: HB 2305

This proposed amendment, which is not in LC format, supplements my in-person testimony.

Proposed amendment to HB 2305 in red:

SECTION 2. (1) A landlord may terminate a rental agreement by giving the tenant not less than 30 days' written notice prior to the date designated in the notice for the termination of the tenancy if the tenant has materially violated the lease agreement, including material violations as described in ORS 90.392 (2), 90.398, 90.405 or 90.630 (1) or for failing to pay rent timely as described in ORS 90.394.

(2) A notice under this section may only be given if:

- (a) In the preceding 12 months, the landlord has delivered to the tenant at least two valid termination notices with a right to cure **for violations involving damage to the property, violence, illegal drug use, stalking or harassment, housing unapproved occupants or pets, or any material violation of which a neighboring individual that lives within 1000 feet of the property, initiated the complaint in writing**, including under ORS 90.392, 90.394, 90.398, 90.405, 90.630 or 90.632, **which the tenant has cured**;
- (b) Before or concurrently with the notice, the landlord gives a third notice for the violation described in subsection (1) of this section; and that violation has not been cured; and
- (c) Each of the three notices given under this subsection include a written warning of the risk of a 30-day notice for termination with no right to cure the cause, under this section.