

Submitter: Roger Condie

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

Dear Representative Pam Marsh and Committee Members,

I am writing to express my support for HB 2305, which is scheduled for a hearing on February 19, 2025, by the House Committee on Housing and Homelessness. This bill is a crucial step towards ensuring responsible tenancy and maintaining the safety and well-being of our communities.

Reasons why HB 2305 would BENEFIT communities:

- **Accountability for Tenants**: The bill introduces a fair mechanism for addressing repeated violations of lease agreements. By allowing landlords to evict tenants who receive three for-cause eviction notices within a 12-month period, it ensures that tenants who consistently disrupt the community or fail to meet their obligations are held accountable.
- **Protection for Neighbors**: The inclusion of 30-day For-Cause termination notices and 24-hour notices for extremely outrageous conduct provides necessary tools for landlords to address serious issues promptly. This helps protect other tenants and neighbors from ongoing disturbances or unsafe situations.
- **Encouragement of Responsible Behavior**: By setting clear consequences for repeated lease violations, the bill encourages tenants to adhere to their lease agreements and fosters a sense of responsibility. This can lead to more harmonious living environments and reduce conflicts between tenants and landlords.
- **Support for Housing Providers**: The bill has garnered significant support from housing providers who recognize the need for balanced and fair regulations. It empowers them to manage their properties effectively while ensuring that tenants who abide by the rules are not unfairly impacted by those who do not.

I urge you to consider the positive impact HB 2305 will have on our communities by promoting responsible tenancy and ensuring a safe and respectful living environment for all residents. Your support for this bill is crucial in maintaining the integrity and safety of our housing system.

Thank you for your attention to this important matter.

Sincerely,

Roger Condie, MSW
Executive Director
Umatilla County Housing Authority