

Submitter: Terry Anderson
On Behalf Of: The public interest
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2305

As several previous commenters have mentioned, HB 2305 is a draconian step backward in the effort to keep Oregon livable for all of its citizens. Most of the support comes from landlords and landlord friendly groups, all of whom fixate on their own accumulation of money rather than on the well being of people.

Restrictions on permissible rent increases have rankled landlords as they see a desperate housing crisis being “wasted” when in their minds it ought to give them freedom to raise rents to the limit of what the market will bear. Those restrictions no longer apply when an existing tenant is ousted. A landlord can lawfully set rent as high as they dare for a new tenant. There is no better way to get a new tenant than getting rid of an existing one.

If a third Notice of Termination is all that is needed to strip a tenant of the absolutely essential right to cure, landlords are sure to be quick to find new triggers for issuance of Notice #1 and Notice #2. New tenant infractions will be invented at an unprecedented rate, all for the purpose of getting to the holy grail of Notice Number Three so as to strip away the tenant’s right to cure and open the door to a bidding war for the newly available unit.

HB 2305 is not intended to solve any landlord problems that better management and better attitudes toward tenants would not solve. HB 2305 is intended to give landlords an end run around rent controls. It is so transparently so that only a lawyer would be fooled by it.

HB 2305 must not pass.