

Submitter: Molly Goulet  
On Behalf Of: self  
Committee: Senate Committee On Housing and Development  
Measure, Appointment or Topic: SB586

Dear Senator Meek and the Senate Committee on Housing and Development,

I am writing on my own behalf to oppose this bill. In my work as an attorney and volunteer on the Policy Committee of the Springfield Eugene Tenant Association, I see the impact that losing a stable rental unit has on Oregon's residents. Especially in our cities, low vacancy rates and high housing costs make the search for a new rental unit terrifying and expensive. Having 90 days to find a new unit and move gives tenants a small cushion to make the transition, which is occurring through no fault of their own. They need time to save for a new deposit, as the previous one is not due until 31 days after they vacate. Asking regular Oregonians to save \$1500-\$2000 for a deposit in 45 days is an unreasonable expectation. Additionally, changing notice periods confuses both landlords and tenants, as more complicated rules make compliance more difficult for unsophisticated parties. ORS 90 does not need more loopholes to reduce tenants' rights.

The current rules do not prevent sales, and the parties can plan the sale to accommodate the notice period. The parties in a real estate transaction have the flexibility to determine the length of escrow, and therefore they have some power to mitigate the effects of delayed occupancy by the buyers. Rental payments received after close of escrow can subsidize temporary housing or the new mortgage for the buyers.

This bill would be a convenience for landlords but a significant burden for tenants. Please vote against this bill to help our neighbors find safe, affordable housing when their landlords decide to sell a unit.

Sincerely,  
/s/ Molly P Goulet  
Eugene, Oregon