



OREGON HOUSE OF REPRESENTATIVES

Testimony in favor of HB 2134

April 23rd, 2025

Chair Pham, Vice-Chairs Anderson and Breese-Iverson, and Members of the Committee on Housing and Development,

As State Representative for House District 35 which includes Beaverton and Aloha, I am submitting testimony in favor of House Bill 2134 because housing costs and the rates at which individuals are becoming unhoused are on the rise. We must take every step possible to protect renters and keep folks housed. As we know, if a landlord wishes to terminate a lease, they must provide 90 days of notice to their tenant, but a tenant can still be found in violation of their lease if they choose to vacate the property before the 90 day period ends.

This puts folks in an impossible situation, forcing them to wait until the final days of their lease to secure housing, which may or may not be available, or risk being penalized for breaking their lease. These are not minor penalties either. Recently I was considering moving to another apartment complex, run by the same management company as my current apartment. I ultimately chose to stay put, partly because I was going to be subject to a lease break fee of over \$2000. That price tag is higher than my rent. But it was *my* choice. Renters who would qualify under HB 2134 are being given no choice but to vacate the premises. They are being asked to leave their homes at the request of another person. They should not have to bear the cost of a decision they have no control over.

The demand for rental housing is at an all time high as home ownership becomes unattainable for a majority of adults. Rentals often receive hundreds of applicants. As it stands, finding housing in 90 days is a tall order, but finding housing that will be available in *exactly* 90 days, not before or after, is next to impossible. Having a lease break on your record, or not being eligible to receive your security deposit back because of a lease break, could be detrimental. That is why we must allow tenants who are under a 90 day notice, to vacate the property at any point during the 90 day period when new housing becomes available to them.

For these reasons, I urge you to vote “yes,” to move HB 2134 out of Committee.

Thank you,

Representative Farrah Chaichi, HD 35