

**From:** [Scott Smith](#)  
**To:** [Exhibits SHDEV](#)  
**Subject:** Testimony on SB-1533  
**Date:** Wednesday, February 12, 2020 10:36:10 AM

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Hello,

My name is Scott Smith, I am a "mom & pop" landlord in Springfield, Oregon I currently manage 22 rental units. I am writing in opposition to SB-1533.

When I go to eviction court (which I rarely do) I do not have an attorney representing me. I understand that it may be necessary in complex circumstances to have counsel, but in 23 years of managing property, I have never had legal representation in eviction or small claims court.

If tenants are going to start bringing attorneys with them to eviction court, I will have to start. That will cost me money. I get my money from rent. I will need to charge more rent to cover my increased costs or close up shop.

A vote for SB-1533 is a vote to increase the cost of rental housing.

Tenant advocates have a narrative that evictions are unfair and foisted upon poor tenants by greedy landlords. This is ridiculous. The majority of the eviction proceedings that I have observed are for non-payment of rent. The tenant didn't pay, and now the landlord is trying to get the unit back so that they can begin collecting rent to pay the mortgage, property taxes, etc. Attorneys are not going to change these facts; they will cause delays and additional costs.

We already fund legal aid services through surcharges on the court filing fees we pay. I feel confident that any tenants who truly have a substantial case to argue related to an eviction can obtain advice and representation from existing resources.

The legislature passed huge tenant protections in 2019 which our industry is still reeling from and working to understand how to comply with as we continue managing properties. Our trade groups have told us that tenant advocates told them that in the wake of these recent changes, there would be no substantial changes in the 2020 "short" housekeeping session. (Remember that the idea of having an off year session was sold to the voters on the basis that it was for technical adjustments and true emergencies.)

Please vote NO on SB-1533.

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