

From: [CenturyLink Customer](#)
To: [Exhibits SHDEV](#)
Subject: SB 1533
Date: Wednesday, February 12, 2020 11:13:26 AM

I am writing to raise my concerns that SB 1533 could place a considerable burden on my ability to provide affordable housing to my tenants. I am a woman of modest means and own a duplex in Springfield.

Recently it became necessary to evict one of the tenants. This came after many months of neighbor complaints about behavior and lack of consideration from this tenant. I patiently addressed these problems repeatedly with him, as well as allowed him numerous times to submit his rent late. Each time he promised to improve. As you may infer, I am not successful at making a buck off my tenants. But I take seriously the fact that these people need a place to live, and it is my responsibility to see that the mortgage is paid on time and that the dwellings are kept in a decent condition.

When it became unavoidable to undertake the eviction process, he at first agreed to vacate at the end of his paid tenancy.

But he became connected with a free lawyer here in Lane County who provided him with the tools to drag out the process for another ninety days. He bounced his next rent check, and left the unit in a state of disorder, uncleaned. This required a few thousand dollars in and a lot of elbow grease plus coordination with contractors. It was not covered by a deposit.

I am a seventy year old who currently works a plus forty hour week at a physically demanding job. I need to soon reduce my hours there. In the not too distant future, the rent from the duplex would be the only supplement on my social security income. As of today, I am contributing to the support of several other people.

I can not afford to sustain the kind of hit to my financial equilibrium that might arise from repeated instances of a tenant taking advantage of a law that would allow them to get weeks or months of free rent by engaging a pro-bono lawyer to dispute an eviction that will ultimately be a slam dunk for the landlord.

I have been a tenant in the past for many years. I understand and support the need of some tenants to have legal assistance. But the current proposed bill is too broad.

Thank you.
Barbara Rubin
Eugene