

**From:** [Mike Stoltz](#)  
**To:** [Exhibits SHDEV](#)  
**Subject:** written testimony for SB 1533  
**Date:** Wednesday, February 12, 2020 11:21:28 AM

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Dear Senators:

As a landlord with just 5 houses I oppose SB 1533. In 30+ years as a landlord I have only used eviction twice but it was definitely needed both times. It would have been a nightmare if the tenants has unlimited legal help which is what SB 1533 provides.

Tenants already have representation against unscrupulous landlords with access to Legal Aide, which does a good job. SB 1533 is just another effort to drive small landlords out of the rental business.

I strongly oppose SB 1533.

Thank you for your consideration.

Sincerely,  
Michael Stoltz  
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