

From: [Dan Butler](#)
To: [Exhibits SHDEV](#)
Subject: written testimony for state bills 1533. I'm a landlord of over 40 years in Oregon
Date: Wednesday, February 12, 2020 11:33:28 AM
Importance: High

The way I read what they're writing and what they're proposing is it is going to elevate and escalate the rents from those who can hold on properties.

Their shortsightedness does not allow them to actually see the damage, with the increasing rents. Of course not, they're not paying the rent.

Their pinching the landlords in every direction with restrictions and complexities simply because now due to lackadaisical relaxed, rules in the past, at this point it appears are really willing since down and get all they can get with one big swoop!

It's shameful, I don't think they're going to realize that this is going to make it better for those landlords who do some staying and follow through providing housing.

I see it, only increasing the revenues for owners, who can hang on.
Where were they 15 years ago? We were all doing everything we could to rent and market our properties.
Now instead of playing uneven playing field what they're doing is changing the rules, it seems like government will go along with it, that has been pretty much normal.

Ultimately, those who do survive will thrive! And, increasingly, more profits will come their way. Creativity in a landlord's mind will be a concept that will enable them to control and create more income through different sources with the very same property without the headaches and slanderous contentious, attempts and threats to their actual businesses.

This is just another sign for those who are in control, to be able to increase the rents, and tighten the belts, get together with your attorneys and set up your mental screening criteria, this will make you safe and enable you to survive and thrive.

These type of alliances only drive the opposing further apart!

I am a 40 year landlord and would like to certainly have anyone with any good, since realized that this is going to increase the costs now and in the future for any and all of those who rely on clean, sanitary and livable rental properties.

Landlords will be able to escalate the rents, put together supersafe screening criteria and operate their businesses safely!

My question is, has anyone thought about that?

Steve Smith landlord

