

**From:** [trb@bisonheart.com](mailto:trb@bisonheart.com)  
**To:** [Exhibits SHDEV](#)  
**Subject:** written testimony against SB 1533  
**Date:** Wednesday, February 12, 2020 11:41:29 AM

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To whom it concerns:

I am a property owner/landlord in Linn and Benton county, and I am strongly opposed to SB 1533. I have never evicted a tenant when the reason was not just, however I have lost in court to technical errors, unrelated to the reason for the eviction. All that did was cost extra money and time, that went to the lawyers income, no one in need of assistance. The tenants were still evicted on the next round. I do my best to run a fair business and uphold my end of our agreements and expect tenants to the same. It seems that every time new laws are passed, or just proposed for that matter, which will restrict a landlord from running a fair and profitable business, the rents increase across the board, there is tighter screening, and less chances given to good people who need a place to live. I can guarantee that just this proposal will be the deciding factor for anyone on the fence on whether or not to give a rent increase, to go ahead and do so, because they know down the road an eviction or any court proceeding will be more costly.

A business has to keep a sustainable profit margin to operate. Anything extra added to the expense side will have to be countered on the income side to keep a sustainable margin. Which can only be rent increase.

I understand this is a unfortunate situation, where a small group on both sides of the landlord/tenant agreement make it difficult for the majority to operate a fair and honorable exchange. I am not opposed to fairness or assistance, and I like to be a positive influence on my communities. When SB 608 passed, for a cap on rent, I noticed rents went up to the max allowed which I believe is more than they would have if left alone, and I certain the same will happen this year if SB 1533 passes.

Thanks

Tyson