

**From:** [Ken Howell](#)  
**To:** [Exhibits SHDEV](#)  
**Subject:** Written testimony for SB 1533  
**Date:** Wednesday, February 12, 2020 12:32:38 PM

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Dear Legislators,

I am the owner of three duplexes in southern Oregon. I have been a landlord for forty two years. I am strongly considering selling my units due to recent new laws that have made being a mom and pop landlord too difficult. I have always been a considerate landlord, have never raised rents more than the increase in expenses, and often did not raise them for years. Over the years I have had my share of bad tenants, even though I try hard to vet them before accepting them. Your new laws are making it too hard and expensive to evict a bad tenant. If you pass SB 1533 and provide free lawyers to tenants I will sell my duplexes. The new owners might just be owner occupants, thus reducing supply of rentals. I suspect owners of single family units would also be inclined to sell.

Sincerely,  
Ken Howell  
White City, Oregon.