

**From:** [Ruby Troncin](#)  
**To:** [Exhibits SHDEV](#)  
**Subject:** Written Testimony For SB 1533  
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I am a small landlord in Oregon who tries to be very fair in my dealings with tenants, suppliers and contractors.

I have had very few situation where I had to do legal battle with anyone. However it is my experience that Advocates of all types would love to take advantage of hardworking people, many retired who own property.

As a retired landlord myself, I depend on the little income we receive after the numerous expenses to keep our properties clean, safe and in good shape, to allow Us to have an affordable home, transportation and medical care in our old age.

It has taken us 30 years to prepare for our retirement plan. But now the State of Oregon, in all its wisdom, has decided to create a Death Tax (2012); Rent Control (2019) and now is preparing to assist our tenants in long drawn out lawsuits.

It is counter productive to discourage landlords from even wanting to go though all the trouble and heartache of cleaning, repairing, and keeping rentals in good shape so people can have decent, affordable housing.

The solution to the housing problem is to encourage contractors , builders, home improvement companies and, yes, landlords to build and care for housing not drive them out of the state with terrible laws.

In my opinion, that is where the State of Oregon is headed. It is small businesses and entrepreneurs who are the true engines of the economy. Hammering them, cutting them off at the knees and persecuting them is the absolutely wrong approach.

Unscrupulous tenants will have little to lose to bring frivolous lawsuits against landlords if someone else is fitting the bill. I strongest discourse the passing of this bill.

Sincerely,  
Responsible Landowner/ Landlord  
Ruby F. Troncin