

From: [Lauren W](#)
To: [Exhibits SHDEV](#)
Subject: SB 1533 Tenant protections
Date: Wednesday, February 12, 2020 1:59:08 PM

Dear Representative,

I am elderly and rely on rent income as part of my living expenses.

Property owners are NOT EVIL
Landlords are NOT EVIL

I understand the desire to protect tenants, but one of my biggest fears is getting bad tenants and the lasting damage that they can do to me. I am at risk for thousands and thousands of damages, squatting, and any number of things that can happen with the wrong tenants.

Restrictions and regulations on landlords will serve to make property owners LESS inclined to rent properties out and these continued types of tenant protection laws will make **keep making** investment property rentals MORE UNAFFORDABLE for landlords because of all the extra costs landlords may incur. This can actually make the housing shortage worse and force rents even higher.

My property is completely paid for, and after management fees, HOA dues, water, trash (provided utils), repairs, insurance, and property taxes, I barely make any income from my unit as it is.

Based on my experience, units with mortgages must be a complete loss for property owners.

These kinds of rules take away property owners incentives to invest and rent, and make the housing and affordability of rental worse.

It is counter productive in the long run, and I ask that you oppose this measure.

Thank you,

Lauren Wingert