

**From:** [Matt Free](#)  
**To:** [Exhibits SHDEV](#)  
**Subject:** Written Testimony for SB 1533  
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My Name is Matt Free and I am a property manager in Central Oregon. I am opposing this new bill due to several reason.

Fist off I believe that this is discrimination against landlords. If they want to vote in SB1533 that makes legal counsel / Fair Housing accessible and free to all. Not just tenants. Otherwise this is discrimination and not fair for all parties involved.

An Example of this discrimination: When the new laws were past about 2 years ago I reached out to my local HUD to question how to best practice the new law from their understanding. They stated that I would need to contact Fair Housing. I call Fair Housing and started to ask them the question about the new law and the lady stopped me and asked if I was a tenant or landlord. Once I answer landlord she stated that Fair Housing is for tenants not landlords and that she could not help me. I asked her whom I should contact to get my question answered she said I would need to contact an attorney. I ask why she was able to assist tenant at no cost but landlord had to hire an attorney. I wasn't asking for them to assist me in a law suit against a tenant I just wanted to make sure I was following the rules regarding the new law. I told her that I believed she was discriminating against me and landlords. She them hung up on me. This is a government agency that my tax dollars go toward paying each year and I couldn't get assistance. This new Bill SB 1533 will create more frustration for landlords. The state or Oregon continues to favor the tenants regardless of the situation. If law maker continue to pass laws that give more power to the person renting a property from the person that owns it, less people will own investment property in Oregon.

Eviction: The fee landlord pay to get someone out of their property when a tenant does not pay their rent is already 3 time more that the tenant will pay. Then when the courts rule that the landlord get the possession of the property the landlord is required to file another law suite (Small Claims) for money that is not paid by the tenant that caused the eviction in the first place. If the tenant is NOT PAYING RENT they should not be able to stay in the property. Then you have cleaning and repairs. These items all have to done in a timely manner in order to return any deposit for final accounting to the tenant no matter the condition the tenant leaves the property. The final accounting is required to be completed and sent out within 31 days. If the landlord missing the dates the landlord is in non-compliance and can be liable for damages. This leave the landlord with more court fees and expense to try and collect the unpaid rent and damages which is always more than the deposit the landlord holds in deposit. Once the landlord get the judgement 99% of the time they will never see a dime of the lost rent, fees and damages because there are some many rules in place that protect the tenant. Now you want to pass SB 1533 which will make eviction even harder and more expensive.

I have attached a few photos of an eviction that I complete showing the mess the tenant left without any repercussion from a tenant association/ court and landlord associations.

This new bill will kill the largest small business in Oregon more that the previous bill SB 608. Then the tenant associations will scratch their heads wondering why their tenants can't find housing. Because there won't be any. In order to have a investment property the landlord needs to make so sort of money or they would do it. They will find different investments or

invest in property outside of Oregon. Legislators need to ask themselves do they want Oregonians to invest in Oregon or somewhere less.

Thank you,

**Matt Free**