

From: [Dorothy Anderson](#)
To: [Exhibits SHDEV](#)
Subject: Written testimony for SB 1533
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To the committee for SB 1533

Thank you for taking the time to read my concerns regarding the new bill being proposed. I am sure you are doing what you feel is needed for the disadvantaged in our State but there are also very small landlords in Oregon that are also just trying to get by and make a better life for ourselves and our families. I am one of those landlords.

Many years ago my husband said, we are going to sacrifice now so we can secure a better future for us when we get old. We bought a small rental duplex from a couple that carried their own mortgage because we could not qualify for a mortgage at the time. We cleaned, painted and repaired it ourselves because we had to. Believe me when I say I almost gagged cleaning up someone else's mess to get our little duplex in rentable condition again. While this was not always the case, it happened far too often. I can't believe how some people chose to live but I am not here to judge.

We continued to save for our future and buy more property over the years. We have never treated our residents badly and now in our later years- I am now in my late seventies- the rules are changing so dramatically and unfairly I feel like a victim. This is the time, after more than 50 years of hard work, the rug is being "pulled out from under me. I do not take advantage of anyone and yet this bill will definitely have an unfair impact on me and all small-time landlords.

This SB 1533 gives an immediate advantage to those who use the system and unfairly disadvantages the property owners. We have mortgages, taxes, utilities and attorney fees and the tenants with nothing vested get a "free pass". There are already funds available for attorneys for the poor and disadvantaged. Where is there help for those of us who have been working so hard all these years?

It is the tax money from all of the residents of our state that will be funding this proposal. And now you are asking us to basically litigate against ourselves with our tax dollars.

I really do have compassion for the homeless and those who are being evicted. But as a landlord, this is not something I take lightly. If I start an eviction process I know it will cost me money and time and resources I could use better, but it's a decision I feel must be made due to those particular circumstances. We all have to play by the rules, that is fair and just. But please, just keep the playing field somewhat balanced.

In all my 50+ years of having tenants I think we have only had to evict maybe 10-12 people. It is much easier and better for all if we can work out a solution with the tenants. We know that and we try that, and most times we come to an equitable solution. This bill is not equitable - for anyone !

Thank you for your time

Dorothy Anderson

Sent from my iPad