

From: [Bruce](#)
To: [Exhibits SHDEV](#)
Cc: [Marcia Gohman](#)
Subject: Written Testimony HB1533
Date: Wednesday, February 12, 2020 8:36:05 PM

As a single row house landlord and a US citizen I am opposed to frivolous lawsuits by anyone, corporation, government, organization or tenant. Unlimited funding for tenant lawsuits is going to lead to unnecessary lawsuits and greedy lawyers or dishonest, unscrupulous tenants going to court over disputes with a landlord or putting a gun to landlords heads to tolerate unpaid rent, late paid rent, damage to property, violations of lease contract agreed to by both parties and fewer small landlords willing to put their property and net worth at risk.

I pride myself on treating my tenants very well, as I would want to be treated, almost like family. I respond to repair/ maintenance issues within 24 hours and fix the problem or replace in a week or so. Such as new dishwasher, new oven baking element, new washer & dryer, change the air/furnace filter every 90 days, help maintain yard & landscaping. In return I get good tenants who pay rent on time, first day of month. My lease is fair to both parties. If there is an issue we discuss it and come to a common solution.

I have only had problems with one tenant. My first tenant when I was a rookie landlord. I rented my 3 bedroom, 2.5 bath townhouse to him Sep-2007 to Dec-2011. He had a wife n two kids and a good job at Integra Telecom when he moved in. He paid rent in cash and came by late at night. Turns out he was a meth addict, lost his job, had his in-laws paying his rent (late) last year. I served him with several late rent, Pay Rent or Quit Premises notices. He slow paid then never paid Jan-2011 rent. He snuck out in the middle of the night, no 30 day notice as required, left garbage, dried out Christmas tree, clogged toilet with cat litter, broke the furnace, broke dryer, drove hundreds of nails in walls/ceilings, let his young children draw on the walls in permanent markers, destroyed the living room carpet and left syringes & drug paraphernalia. It took me and a dozen friends two months to repair the damage, put in new hardwood floors, new carpet and primer & paint every room & ceiling. I'll never fail to use NTN-Northwest to screen tenants at their expense (\$40 application fee non-refundable) and have all roommates sign the lease with one master tenant responsible for paying rent on time, single check and coordinating communications for repair & maintenance.

If the Oregon legislature or City of Portland pass more legislature unfavorable to landlords and our property rights I will sell my property and there will be one less affordable rental for 3-4 tenants, with easy bus n bicycle access to downtown, across street from Fernhill Park, easy walk to Kennedy School, New Seasons, Albertsons and dozens restaurants with a landlord who cares about his tenants and his property and treats tenants with respect, honesty, fairness and integrity. You will drive me out of business and leave the tenants no option but to rent from big corporations, in big buildings that protect their bottom line with lawyers on retainer.
NO THANK YOU

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