

**From:** [Angie Anderson](#)  
**To:** [Exhibits SHDEV](#)  
**Subject:** Written Testimony for SB 1533  
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As a licensed Principal Broker working predominantly in the property management field, I am in strong opposition of SB 1533. Effort and free support provided to tenants that choose to violate the terms of a rental agreement to end up in court will be of no benefit to either the owner/agent or the tenant. In fact, there will be less housing available as more owners will opt to sell their investment properties and take their money out of Oregon. We experienced inventory loss throughout 2019 already, as a result of SB 608, and this bill would further convince investors to leave. Unfortunately, homes cannot tell their side of the story and when held as an investment they either swim or get out of the pool if they are forced underwater with an anchor tying them down. Selling becomes a very easy decision for an owner to make when the water is perfect in the neighbors pool.

Instead of providing resources to allow bad tenants to remain in a home while not in compliance to the rental agreement, effort could be made in education on how to be a good tenant, or how to become home owners themselves. This would be a pro active direction for both tenant and owner/agent.

If counsel were to be provided to both parties free of charge, I may have a different mindset. But I suppose that isn't in the bill because the risk and expense one assumes while owning a rental home does not constitute victimization like the people who are given an opportunity to live in it.

**Angie Anderson**

Partners Property Management & Sales  
2326 SW Glacier Place  
Redmond, Oregon 97756  
O-541-504-5900

*Principal Broker licensed in Oregon, Branch Manager*

[www.partnerspropertymgmt.com](http://www.partnerspropertymgmt.com)

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