

From: njwpropertymgmt@frontier.com
To: [Exhibits SHDEV](#)
Subject: RE: SB1533
Date: Wednesday, February 12, 2020 3:14:09 PM

Dear Sirs,

We are opposed to SB1533 due to the fact that this will cause Undo Harm on Not only the property management companies managing investment properties for owners, but the owners themselves.

Our Company is currently going through an eviction with a tenant wherein we have done our utmost to work with the tenant but alas, have to do an eviction because they just refuse to pay rent and now has refused to leave the home after a judgement in our favor.

This is over \$7000 lost to the owner that we will Never be able to recover, because the tenant believes that they are in the right, not paying their rent!

If you give every tenant a Lawyer, this could happen to ALL Owners and no one would want to be a landlord in Oregon. EVER. Period.

Think of the Lost revenue and the exodus of rental owners that would occur!

This hits the pocketbook of everyone who is just trying to own an investment property, and for The property management industry in general.

If you care about the economy, small, medium and larger businesses that would leave Oregon if this passes, or have one shred of good sense, you would throw this bill out before even discussing it.

We do understand that there are extenuating circumstances where the tenants really might need legal representation, But those cases are rare and are already covered by the funding already available.

We implore you to not pass this bill!

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