

From: [Doug Moore](#)
To: [Exhibits SHDEV](#)
Subject: I do not support SB 1533
Date: Wednesday, February 12, 2020 3:44:44 PM

RE: Senate Bill 1533

Dear Sir/Ma'am:

I don't understand the attacks on landlords and investment property owners. I bought property for a win-win situation. I put in sweat equity in hopes of financial returns someday and tenants have a nice place to rent. Most of my tenants have been great. We've been fair with each other. The few I've asked to leave certainly deserved their fate (probably all for non-payment related issues), in my opinion of course. I am financially charitable, but I did not invest to give it away at your direction, even if I'm not directly paying to create a fund like this. The end result has to include requiring more attention, time, and expense to landlords. And saying this only hurts the bad landlords is ridiculous.

If a tenant needs legal assistance, it is entirely possible if not likely, it is for reasons of their own causation. Presumably, this bill would facilitate making it easier to "fight landlords". While I am sure the justifiable example could be presented to me, I see this only as another way to drive our expenses up. The only way increased expenses get covered is by rent increases - the very thing Oregon is trying to prevent. I don't have to have an actual experience to perceive a further burden and want to raise my rent towards the maximum rate allowed.

Free market principles may take time, but they work and not every problem requires a legislative solution. But if a solution is required, why not consider something like creating insurance tenants can voluntarily purchase to help them out of situations. Free aid encourages at least some abuse and likely another program that is only going to grow. If there is money to throw into programs like this, why not put it into education on financial and life management skills that will help keep them out of trouble to begin with?

We don't need more lawyers. We need more people with a civil discourse and a good or better work ethic. We need fewer people with a victim mentality. I digress. Please vote No on SB 1533.

Doug

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