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I own three rentals. I never buy a home that I would not live in myself. I work with my tenants to keep them. But without their monthly rental payments and on time, I can not pay the mortgages.

By the time I would start an eviction process, the tenant would be into the second month of non payment. The two times I've had to evict, it ended up that they were using drugs. The houses were trashed and cost several thousand dollars for cleanup, new paint, flooring, appliances etc.

If tenants chose to have a legal fight with me, in addition to losing 2-3 months of rent (by the time the home is ready to re-rent) I would also incur the cost and hassle of hiring a lawyer.

We landlords WANT to keep good tenants. It costs time and money to find and screen applicants. But we can't allow illegal activities, damage to rental units, non payment of rent.

Don't add another layer of cost and hassle to the business of being a landlord.

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