

Submitter: Andrew Wenzlaff

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

In all the talk about low-income housing, I urge you to consider how many rooms people have available in their own homes that they're not renting out because all the anti-landlord laws make it terrifying to be a landlord who lives in the same house as their tenant(s). I'm a homeowner who, up until recently, has made income by renting out some rooms in my home. I've always provided rooms at lost cost. It's been win-win until recently when I had a tenant/housemate who started being rude and became a menacing presence in the house. He started to threaten physical violence to the other tenant who filed a police report but the police didn't do anything about it. It was at this point I started looking into how to evict a tenant, and, bluntly speaking, it's almost impossible. At best, you'll need to wait several months, but that's unreasonable while a dangerous person is living in your house.

Resident landlords need to be protected. You need to modify the laws to make it safe for us to do our jobs. Stop giving tenants ways to not pay rent and stay on site. Repeal the laws which give tenants sneaky ways to sue their landlords for forgetting to file certain bits of paperwork (such as the "Tenants Rights" paperwork which, if not filed, punishes the landlord by forcing them to pay relocation assistance, three times the tenant's rent plus attorney fees.) Draconian laws such as this make it impossible for resident landlords to operate safely. Do not pass anymore legislation which enables tenants to take advantage of landlords while not paying rent. On the contrary, you should SUPPORT landlords, especially resident landlords because they put themselves personally at risk while providing low income housing.