

Submitter: Lisa Petrini

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

I am a property manager with 220 doors under management. The majority of my owners are in their golden years and depend on their rental investments for income. This income pays for THEIR cost of living, medication, hospital bills and well-being. During covid I had my owners calling daily asking if there was a way for them to get funds. Unfortunately, they had to wait weeks and even months for checks to come in. What I am seeing more and more are perfectly well-bodied capable tenants using the system and not working. These tenants know full well there aren't reproductions if they don't pay rent. Many times these same tenants completely trash the units leaving the homeowner to pay thousands of dollars to get the back in rentable condition. IF you take them to small claims they don't have any money, they get a judgment and nothing happens.

If you want a bill like this to pass then I would suggest you require these tenants to submit bank statements, pay stubs, employment verification, job applications and drug tests. Currently, I have a tenant who is using the system and his situation is as follows; he is in his 30s, perfectly able to get a job but doesn't have one, drives a NEW truck, and grows pot on the property. He has not personally paid rent since October 2021. The state and other agencies have paid \$37,128 for his rent with ZERO background checks on this tenant's ability to pay rent. They have allowed him to leach off the system for years and he continues to do so.

Now you want my owner to allow him more time to pay or vacate while she is sitting in a rest home in dire need of her rental investment money!! NOT A CHANCE!!! We need to start protecting the working class and those who have worked for years and saved for retirement.