

Submitter: Sharon Waterman

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am not an apartment owner but I am a 75 year old and my husband and I purchased rental houses for retirement income. If you don't have a rental, you have no understanding what can happen to the home you own. I take pride in renting homes that are clean and well maintained. I enjoy fixing up the houses we have purchased for rentals. You should see how the renters treat my property. The cost of maintenance of such homes is high plus taxes and insurance takes up the first three to four months of rent depending on the house. Landlords must be able to have the financial security of a rental that provides income and makes a profit. Dealing with renters that don't pay rent is difficult and costly. The cost of damages to the home and the need to upgrade the house due to damages is costly. I have found very few renters that actually leave the house in the same condition as when they moved in. They even leave the stuff they don't want and garbage for the landlord to take to the dump. I lose rent while working to get the home back to normal. My husband and I do most of the maintenance because the cost to hire someone is so expensive. It is not the government's job to mandate rental costs, food cost, or price of gas. The bottom line is the business must make a profit. If landlords can't make a profit and there are too many regulations, there will be less houses for rent as landlords won't want to deal with providing rental homes. I urge you to not put more constraints on landlords. We're just senior citizens trying to make a living.