

From: [Larry](#)
To: [McDonnell, Kevin](#); [Barnacle, Brian](#); [Cader-Thompson, Janice](#); [Healy, Mike](#); [Karen Nau](#); [Pocekay, Dennis](#); [Shribbs, John](#); -- City Clerk
Cc: [Landlord Tenant Protections](#)
Subject: Petaluma's home owner Landlord discrimination law
Date: Tuesday, February 28, 2023 5:26:16 PM

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Dear Honorable Mayor McDonnell and Council members,

I strongly urge the City Council to listen to its community and put an end to the Residential Tenancy Ordinance.

This anti-housing law prevents a landlord from upgrading or selling their house at a time of their choosing. Rental repairs are impeded, and making necessary improvements to older rental homes is onerous.

Additionally, the renters will experience regular rent increases at the maximum allowed limits in order for the landlord to keep their rent at the existing market rate when a tenant vacates. To date, I have not raised my tenants rent. I bring my rent to market rate after the tenant has vacated, of their own accord.

It is unlikely that, if passed, this ordinance will stand without a vigorous legal challenge on every point. The city's attorney will have many years of employment ahead and the renters will have many fewer rentals available.

Having created this ordinance behind closed doors from whole cloth with no input from the rental housing providers, no testimonials from aggrieved renters, no consensus from the voters, and no evidence of any landlord abuses in the greater Petaluma area, makes this an ordinance looking for a problem that does not exist. However, the law of unintended consequences has the RTO written all over it.

Higher rents, less rentals, and a costly bureaucracy to manage it all, just to name a few.

As ethical housing providers, we are proud to provide homes for local families and work closely with our residents to meet their needs. The notion that we need new, strict rental housing regulations is beyond comprehension. We do not need to add layers of regulations and bureaucracy to California's existing Tenant Protection Act (AB 1482). Your proposal only causes further confusion and harm to all members of the community.

Sincerely,
Larry Pullin