

**From:** [REDACTED]  
**To:** [McDonnell, Kevin](#); [Barnacle, Brian](#); [Cader-Thompson, Janice](#); [Healy, Mike](#); [Karen Nau](#); [Pocekay, Dennis](#); [Shribbs, John](#); -- [City Clerk](#); [Landlord Tenant Protections](#)  
**Subject:** Residential Tenancy Ordinance  
**Date:** Friday, March 3, 2023 10:27:22 AM

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Dear Mayor McDonnell and City Council Members:

My husband and I are landlords of a condominium in Petaluma. It actually was a hardship for us to purchase this condo at a time when we were nearing retirement, after decades of hard work. We decided to take on a mortgage and the burden of getting ourselves into this kind of debt for the sake of our daughter with special needs. We wanted her to have a home after my husband and I pass away. So, we didn't purchase this condo because we have ample financial resources or because we expected a financial benefit, but rather, because we wanted to provide for our daughter's future.

Our last tenant ruined one of the bedroom rugs; they also used the wrong paint for repairs on the walls, so we were forced to paint the whole interior of the house, and do other repairs. Because of the tenant's rights, we were not able to keep ANY of his deposit for repairs, and he was able to get his full deposit back. We spent about \$7000 on repairs for the home when this tenant moved out. Between property taxes, mortgage payments, insurance, and repairs that are needed year-round, we actually have to put money into the condo every month to ensure we have adequate funds. We also have to allow for times when a tenant moves out, and the condo is empty. Our last tenant lived in the condo for three years, and we only raised the rent once by \$100.

You might have a vision in your minds that landlords are wealthy, greedy, powerful beings, but I can tell you that we are quite the opposite. We are a small Town, and I don't see a lot of luxury, high-rise apartment buildings. As I walk through our neighborhood, I see a Senior apartment building, but mostly homes that might have a modest attached in-law.

I urge you to not punish people like us with laws that serve us unfairly. We have worked hard all of our lives, we are trying to take care of our daughter and provide for her security in the future, we dutifully pay our property taxes and care for our community.

Thank you for your attention to this matter.

Sincerely,

Marly Ortega