

From: Ctwiley <[REDACTED]>

Sent: Monday, March 6, 2023 4:19 PM

To: Landlord Tenant Protections <landlordtenantprotections@cityofpetaluma.org>

Subject: Absolutely oppose

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Dear Honorable Mayor McDonnell and Council members,

First and foremost, landlords do not evict good tenants. They value them - ask any realtor. We co own two duplexes (4 units) for which we worked hard and sacrificed. We purchased them as an investment and to supplement our retirement income. They are both rented for reasonable rents to outstanding tenants. Our rent increases to our tenants are more than fair. They have to be - California already HAS in place a rent control law which is fair to renters and is used in order to maintain the units. However, NO government entity limits the prices that painters, electricians, carpenters, plumbers, roofers, landscapers, gardeners, handymen and so on can charge landlords and those prices have escalated far more than rent prices when you add total percentages. One bad tenant can make neighboring tenants lives miserable as well as the rest of the neighborhood and landlords need to have methods to deal with the BAD tenants and protect themselves by being able to thoroughly pre screen new tenants.

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

Housing providers are unjustifiably being punished through this anti-housing law and if this law passes, only large corporations with attorneys on retainer will be able to afford to purchase and manage rentals and in turn, this will only drive rents higher. "Mom and Pop" landlords will rapidly become a thing of the past and there will be FEWER rental units available which will only make rental units SCARCER. For some reason, government entities do not understand that the more rental units are available, the less rents will be. I was told recently by a contractor that in Sonoma County, it costs approximately \$750 per square foot to build housing of any sort and this alone prevents many people from building rental properties.

This ordinance makes it nearly impossible to maintain rental properties, protect residents, and make necessary improvements to older rental homes.

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). Responsible tenants are extremely well protected by the laws of this state and landlords are already overburdened trying to keep up with regulations and laws.

Sincerely,
N. Wheeler and Margaret M.