

From: [REDACTED]
To: [-- City Clerk](#)
Subject: Just Eviction Law
Date: Sunday, April 16, 2023 2:39:49 PM

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Dear Honorable Mayor McDonnell and Council members:

My family has been the owner of a four unit apartment building located at [REDACTED] in Petaluma since 1982. It has been a housing resource for the neighborhood and good long term investment for my family. During our time with the building we have had many excellent tenants, and as a result some have stayed for as long as 20 years. There have also been times where I have run into unfavorable situations: I have had tenants who refused to pay rent, or who have caused damage to the property. There have also been tenants who were negatively affecting the well being of the other tenants in the building. These were extremely difficult situations, and very costly. In these situations, the last thing myself or any property owner wants is to terminate a tenant's lease. It's a serious loss. But, the alternative can be devastating to the business--i.e., I end up losing more money. Even worse, other tenants decide to move out. Thankfully, in the cases I have dealt with, the tenants were willing to move out. But, I have heard horror stories where problem tenants put up a fight with the landlord, and the situations had to be resolved in court.

In 2019 the State of California passed Assembly Bill 597 which offers reasonable protection for tenants from rent increases and evictions. To add a City specific additional ordinance seems unfair to property owners. I am strongly urging the City Council to listen to its community and reject the newly drafted just-cause eviction law. It is a burdensome ordinance that will unjustifiably punish housing providers in your community who have dedicated themselves to ethically providing families with an essential service. The egregious costs in this ordinance -- placed squarely on the shoulders of housing providers -- will push much-needed housing off the already limited rental housing market. The Petaluma City Council does not need to add regulations and layers of bureaucracy to already robust protections afforded by renters through California state law. This ordinance will only perpetuate further confusion and bring harm to all members of the community. It is time to build more housing, not create more laws and bureaucracy.

Sincerely,

Roger Bennetts