

-----Original Message-----

From: Steven Wiessler [REDACTED]

Sent: Monday, April 17, 2023 1:40 PM

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

Subject: Fwd: Landlord tenant legislation proposal

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

>> Dear Mayor McDonnell and City Council Members,

>> I have read the proposed additional tenancy protections and respectfully offer a different view of the issue.

>> Like most single family home or small unit owning landlords, I have always taken pride in properties I made Available for tenants. They were always clean, refurbished as necessary and fully maintained.

>> The majority of tenants who rented them were respectful of the condition and treated the properties like homes.

>> However, over the last fifteen years, twice I had the bad luck to rent to tenants who maliciously destroyed The properties into which I had put a substantial amount of time and money. By destroyed I mean turned one House into a marijuana farm. Soil was deposited on the floors in the house to propagate plants. I was unable to Inspect the property due to threats of lawsuit by the tenant. It took six month of rent free wrangling by an eviction Attorney to regain possession of my property. I won a large judgement for damage. The tenant laughed, swore At me and I was unable to find him to collect the judgement.

>> Nine years later, the son of a tenant apparently was running a drug lab in another house I had refurbished carefully.

>> The annual agency inspection was not administered. This person caused an explosion and working fire which totally Destroyed the building. I was told by police I had no right to enter my building; and if I was observed entering What was left of it I could be arrested because possession belonged to the lessee. Because there was property, Mainly drug paraphernalia left in the house and I couldn't enter, a water damage issue ensued, adding substantially to Rebuilding cost. Once again, the tenant paid nothing for the damage he caused. It took over a year to go through The remodeling process.

>> The existing laws are already overweight with tenant protections, but almost non existent with landlord protections.

>> There are landlords who take advantage of tenants. There are tenants who take advantage of landlords.

>> One size fits all legislation will not fix this problem. I predict this type of ruling will cause small land lords to sell Properties to take advantage of accrued profits. The result will be a dwindling of single family and small apartments Available for rent. This will drive prices further up.

>> Steve Wiessler