



**OHIO REAL ESTATE INVESTORS ASSOCIATION  
GOVERNMENT AFFAIRS COMMITTEE**

TO SUPPORT GOOD GOVERNMENT THAT IMPACTS THE PROFESSIONAL INVESTMENT  
PROPERTY INDUSTRY AT STATE AND LOCAL LEVELS.

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**Joe Klapp  
House Bill 282 Proponent Testimony  
House Financial Institutions, Housing, and Urban Development Committee  
November 28, 2017**

Chairman Dever, Vice Chairman Sprague, Ranking Member Smith, and members of the House Financial Institutions, Housing, and Urban Development Committee my name is Joe Klapp and I am a member of Ohio Real Estate Investors Association (OREIA).

I want to thank Representative Hambley for introducing and considering this bill and a chance to talk with you. My wife, Betsy, and I are here asking you to guide this bill into law because it will help a lot of people.

Almost all of our tenants are fine people. A few are way too easy to remember; they know they damage the property.

Fourteen years ago, we made the decision to get good advice and top-notch training to be landlords; sixty hours to get the Ohio Professional Housing Provider certificate through OREIA was a good start. Learn what you can do to provided nice, affordable homes for good people.

Discouraging criminal damaging will tend to help a lot of people, mostly adjacent good tenants. It's hard enough to be a single parent without really bad examples who seem exempt from consequences. Without this bill, it seems as if bad behavior is rewarded with a "new" place. Without this bill there seems to be an endless cycle of major repairs. Lowe's and Home Depot sell lots of plain, basic interior doors. They're not upgrades.

When we get a building, and bring work on bringing up to our standards, people stop by and thank us for improving the neighborhood. Please support them with this tool to eject the bad apples. Thanks.