



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

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

OREIA 3707 Warsaw Avenue, Cincinnati, Ohio 45205 Email: legislative@oreia.com

(888) 275-8362

**Michael Randall, CAM
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 Michael Randall and I have been a Property Manager for C&D Property Management, Inc. since 2006. As an OREIA member, I would like to take this opportunity to provide a brief proponent statement on House Bill 282. Over the years I have experienced vindictive acts carried out by residents facing eviction. Below is a summary of some of those incidents:

I had a resident who was evicted for non-payment of rent from a third-floor unit. Upon move out the resident plugged the drains in the kitchen sink, bathroom sink, and bathtub. They then turned on the hot water on all faucets, locked the front door and broke keys off in the handle lock and the deadbolt. Locks had to be drilled out to access the apartment and water damage occurred in the evicted unit as well as the 2 apartments below.

After being evicted for non-payment, a resident moved out of the apartment and left unpackaged raw meat all over the carpet throughout the apartment and turned the heat up to max. As a result, all carpet had to be replaced in the unit.

Another resident took all the condiments from the fridge and splattered them all over the apartment walls, ceilings, windows, and carpet after eviction resulting in extensive cleaning, repairs, and replacement.

These are a few of the situations I have encountered over the years and as a result of current legislation, I was unable to recoup any costs associated with these repairs. The residents were charged for the damage in each situation, however each account remains unpaid and I have no further resources to utilize. In my opinion, House Bill 282 would provide additional penalties that would deter the residents from carrying out these vindictive acts in turn reducing the costs occurred when a property manager must resort to eviction. These cost savings would result in lower operating cost which would also lessen the need for higher rent increases saving the renters money.

I would like to thank you for your time and consideration on this matter and would be happy to provide any additional information or answer any questions you may have.

Michael Randall, CAM
Property Manager
C&D Property Management
937-298-7711