

Current laws put landlords at a severe disadvantage when negligent property destruction occurs.

The inability to criminally prosecute tenants who criminally damage property in which they rent, puts the property owner at the mercy of the negligent/malicious tenant.

When a tenant negligently damages or even maliciously damages a home in the state of Ohio they know they will do it with criminal impunity. Often times they have already damaged their credit during the rental period & have very little worries of a civil judgement occurring. Often judges even grant additional time for the tenant to remain & damage at an accelerated rate.

Banks have the right to prosecute criminally for damage to a home owner carrying a mortgage. The laws are highly hypocritical to give protection to big business & renters while an individual home owner often relying on the rent to stay solvent, gets” hung out to dry” with thousands in damage to property.

When a tenant purposely damages a home, or is so irresponsible as to let water run and destroy a home: Let animals defecate & urinate infesting a home with odor & filth. Why does the law not allow a landlord/homeowner to criminally prosecute for such behavior?

I ask the legislature for the consideration & fairness that this bill deserves.

Landlords should not be held hostage to a criminal tenant with little to no recourse for criminal behavior directed toward them and the property they own & maintain.

Andrew D. Cali