Chairwoman King, Vice Chair Kishman, Ranking Member Sims, and members of the committee. My name is Gary Cassady and I am President of the Mid-Ohio REIA and a long-time housing provider. Over the years, I have had some of the worst situations when it comes to the tenants skipping out on their water bills.

I had tenants refuse to leave and went to eviction. They ran up a $1,500 water bill and destroyed the property waiting for the eviction.

Another tenant in Columbus, Ohio ran up a $5,000 water bill setting up a car wash at the residence. The water company only shut off service AFTER he left and I had to pay the bill before I could move the next resident in. They held my property hostage until I cleared the balance.

The worst was when a tenant broke water lines in a property and over a few months ran up a $15,000 water bill in Mansfield, Ohio.

Tenants are aware of this loophole and the irresponsible ones take advantage of it. These large, unexpected costs added to my regular turnover costs have made staying a housing provider less and less attractive to myself and others.

Please vote HB92 out of committee and help get this finally changed this year.
Thank you for your time.