

Hello Chairwoman O'Brien, Vicechair Gavarone, ranking member Smith, and members of the local government committee

My name is Deven Wohlwend, and I am a housing provider, in addition to working for a property management company.

When a private company provides a product or service, and the customer doesn't pay, the company has to handle the loss. When a public utility provides a product or service to a resident, and they don't pay, they expect an entirely separate, third party to pay (also known as the housing provider). That seems as crazy to me as trying to make us pay for their credit card bills. They ran up the bill, why is someone else supposed to pay for it?

We aren't their parent, and despite what I have heard on several occasions, the maximum reasonable security deposit is frequently not even enough to pay back rent and repairs, let alone a large utility bill.

In some occasions the past due water bill has been over \$1,000. If we were to try to charge a security deposit for this, along with everything else, not a single average person would ever be able to move in to one of our properties.

In addition to that, even when we know that the water is past due, and we call to get it turned off (Since we are the one's paying for it), many cities still won't turn it off. I have had several conversations (with Alliance city specifically), where they had even told me that "They won't turn water off if someone is living there, unless they are at least 2 months behind" (although they frequently wait even longer, and sometimes they decide to just "not turn water off in December" because it's Christmas).

So we have no way to limit our liability, no way to protect ourselves, frequently no way to collect, and no other options, since public utilities are usually a monopoly where I don't have an option of who to use.

That is why I am asking you to pass SB 118. This will help keep rents down when we are seeing rising property taxes, insurance, and more.

Chairwoman O'Brien, and members of council, thank you for your time. I am happy to answer any questions now.