



**OHIO REAL ESTATE INVESTORS ASSOCIATION  
GOVERNMENT AFFAIRS COMMITTEE**  
TO SUPPORT GOOD GOVERNMENT THAT IMPACTS THE PROFESSIONAL INVESTMENT PROPERTY  
INDUSTRY AT STATE AND LOCAL LEVELS.

**Ohio Senate Ways & Means & Economic Development Committee  
Senate Bill 172  
January 26, 2012**

Thank you Chairman Schaffer, Vice Chair Beagle, Ranking Minority Member Tavares and members of the Senate Ways & Means & Economic Development Committee for allowing me the opportunity to speak to you today in support of Senate Bill 172.

My name is Michelle Wells and I am a real estate investor in the Youngstown/Warren area. I also serve as the Government Affairs Director for the Ohio Real Estate Investors Association (OREIA). Our association represents 20 local chapters across Ohio whose membership consists of the smaller real estate investors and housing providers who typically own single family housing units. I am here as a proponent of SB172 and would like to thank Senator Schaffer for introducing a bill that would help increase the collection of bad debt placed on Ohio's housing providers. This bill would also reduce the financial burdens that are placed on our small business owners who have little means of satisfying the judgments obtained on tenants who have violated their rental agreements.

OREIA believes this piece of legislation will show that Ohio is serious about preserving our local rental housing market along with protecting our small business owners within our communities. So many times housing providers are left with severe tenant damages, delinquent utility bills and past due rents that become uncollectible. After calling many housing providers, who are members of our local associations, it became clear that among the ones I interviewed, landlords of single family units wait until a tenant is approximately 2 ½ to 3 times their monthly rent behind before filing for an eviction. Almost all of the housing providers that I spoke to had more than \$1,500 in past due rent and/or damages upon every move-out. This shows that Ohio's housing providers are more than willing to work with the tenant who finds themselves in a temporary hardship and needs brief financial grace. This Bill would serve as a tool to help housing providers who have been victims of deliberate rent delinquency and destructive tenant damages. As a result, this bill will help stabilize the safe and affordable housing in our local areas in a time when stabilization is much needed. In addition, the passage of this piece of legislation will also increase the cash flow of our housing providers, ultimately adding to Ohio's income tax base and increase revenue to maintain property tax collections. As our small business owners and housing providers in Ohio begin to use this tool to increase collections, our communities will see an improvement in home occupancy, maintained properties ultimately improving overall property values. Without this piece of legislation, the negative tenant base that continues to move from property to property cheating this system with no solution to the owners ability to collect will prevail in our communities, causing more financial burdens on hard working property owners plus adding to the blight that our communities are continuing to fight against.

I look forward to working with Senator Schaffer and members of this committee through the bill consideration process and urge this committee to use this bill as another piece of good legislation that this legislative body passes. This bill will help us take one more step towards making Ohio's communities healthy and vibrant.