



TCB Investment Properties, LLC  
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Lake City, PA 16423  
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February 27, 2014

To whom it may concern,

I am writing in regards to my support of the HB 1714 bill to modify the Abandoned Property Law to allow owners to dispose of items left behind. I believe an owner should have the right to give a tenant a reasonable amount of time to return to collect their things. If they do not return then we should be able to discard what the tenant left behind without the burden or cost of going to court.

We recently purchased an eight unit efficiency property. We had no contact with the owner, only his attorney came to the closing. We were given a list of only three units that were occupied. There are a few other units that have personal items in them, but we have not seen anyone come in or out of those units. The "Abandoned Property Law" states that we must forward a letter to vacate, then file a writ of possession with our local court. The problem is, we have no knowledge of who abandoned these units, therefore cannot do either of these things.

The burden of the law puts a financial strain on the owner. There is a charge to file a complaint with the local court, and the owner is losing income that could be generated by renting out the abandoned property. This sometimes causes months of income to be lost while waiting for the process to allow the owner to clean out the property. If there was any damage to that property, now there is more time spent and money lost before it can be rented. In this economy, an owner is banking on that rental income to provide for their family. We cannot afford for irresponsible tenants to be wasting our time and money.

I appreciate your time and consideration with this matter and hope that you will make a decision that is fair to all involved.

Sincerely,



Tanya Rathbun