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with representatives sat down and negotiated a piece of legislation. Ever since that time, we've never seen the tenants again because they are not organized. The landlords are organized. The tenants aren't organized. So if you take a look at the committee statement, you'll see the Realtors Association, the Property Owners Association. They are there because they are organized. They've got a representative. Walt is out there doing a good job for them. And, frankly, there may be a problem here that I'm unaware of and I may not be seeing the whole thing. I do know this. There is a big darn problem in those fees that you give to landlords in contemplation of harm to the property. They are regularly kept. They are regularly denied. The form of remedy you get is you go to court and you get back what you paid for plus like a, you know, essentially a minimum amount of money so that tenants regularly walk away from their security deposits because landlords sit on them and wrongfully deny them knowing that the process is sophisticated enough that tenants won't use it to get back what is legally theirs. In other words, there is spots on both sides. There is problems on both sides, but only one side is organized. Frankly, it's a dog fall. I don't want to get back into landlord-tenant law at the behest of one side of that equation when the other side isn't represented and make one side better off than the other side with no chance to put those two people together and say, how would we change our Residential Landlord-Tenant Act for the better so that both of our situations could be better, and that's what we are doing here. We are letting the side that is organized chip away, get a couple of pieces of advantages, while the other side doesn't get heard. If we want to do something in the landlord-tenant field, and we probably need to do it, we get ourselves a special session, interim... I am sorry, an interim study. We get ourselves some representatives of landlords. We get ourselves some representative tenants. We go back through our existing law and we say, what's wrong in the real world, and we make things better. We ought to do that in the landlord-tenant field but this is one side yipping around and getting little bits of advantage because the other side isn't organized. When I think there is fault on both sides...

SENATOR SCHIMEK: One minute.

SENATOR LANDIS: ...of an equation, and I know there is faults