

We own a 22 unit apartment complex which we inherited. The complex is 50 years old. We self-manage, keep it clean and well maintained with modest rents. We are opposed to HB 2372. When we rent to someone, we don't know about their ability to get along with neighbors, but this usually comes to light in the first year of occupancy. We need the ability to ask people to leave in the first year of occupancy to rapidly address issues to maintain the livability of our apartments for the other tenants.

I served as an appointed Marion County Circuit Court Judge for 12 years. I heard many criminal cases and observed the problems created by anger management. Now that I am a landlord, the issue of anger management is obvious. Some people want to act out with yelling, playing music too loud, trying to irritate other tenants for some perceived slights. We have had broken doors, holes punched in walls and other damage. They may be apologetic, they are not criminals.

If landlords' only method is For Cause Eviction to remove a tenant who is disturbing their neighbors' peaceful enjoyment of the property, it will delay the landlord's ability to solve the problem quickly for the other tenants. Landlords need the ability to ask people to leave without having to go into Circuit Court for a full hearing. As a former judge, such hearings pit non-lawyers against non-lawyers and is a waste of judicial time.

Respectfully submitted,
Robert & Robin Cannon