

Submitter: Joann Shotola
On Behalf Of: Shotola Properties
Committee: Senate Committee On Housing and Development
Measure: SB434

Although mediation sounds good, in this context its awful . Landlords have steps to follow before an eviction happens. A lot of notices to comply go to the tenant. If the tenant does not comply, the eviction moves forward. This bill affords the tenant even more time to stall. If meditation sounds appealing, perhaps the tenant can communicate with the landlord before they get to the eviction stage. Perhaps meditation can be demanded when the tenant gets a 30/14 notice. That notice says the tenant is out of compliance and they must get in compliance within 14 days or the tenancy is terminated in 30 days. Mediation/communication makes more sense at this juncture- not later in the termination process. Tenants are people who should take some responsibility. Landlords need to be able to timely evict a non-compliant tenant. This bill is (once again) favorable to the tenant by allowing them more time to prolong the termination. The process as it is currently, gives the tenant the chance to contest the termination in court if they choose. Mediation is not necessary at that time, it could be made optional at the time the notice is issued, not when the notice is expired. I totally oppose this bill. Thank you.