

Submitter: NANCY NICHOLS

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

I support the spirit of HB 2305. This bill will allow property owners to give 30 day notices to tenants who repeatedly violate the terms of a rental agreement. I own a triplex. I had a situation where one bad tenant drove out all the other tenants. I was eventually able to get him and his squatter friends to leave, but not before both his roommates and the tenants in the other 2 units had moved out.

Owners need to be able to protect their property and the peace and safety of their tenants.

Please keep in mind that property owners are not the only people hurt by problem tenants. Neighboring tenants often take the biggest hit and are afraid to testify to some of the worst issues. No owner wants to push out someone for a couple minor violations, but there needs to be a way to get the chronic bad actor out and assure other tenants that their neighbor will be out soon if they just hold on for another month.