

February 13, 2025

Please support HB2305. A landlord should be able to protect his/her property from physical abuse and financial irresponsibility on the part of tenants. As a property owner, it should be my right to manage my properties in a fair and equitable way. I have invested in and managed property for my entire adult life. It was to be my retirement. I worked hard to pay my mortgages, stay up-to-date with law and form changes and to keep my units clean and in good repair so they would be rentable. I have contracts with my tenants, sanctioned by the Rental Owners Association, that are meant to protect both parties to the contractual relationship. I have a right to expect on-time rental payments and proper respect of my property per the rental agreement. With each tenant, I review the agreement in detail prior to their moving in so they understand their obligations. Unfortunately, many tenants are chronically late with payments, which impacts my ability to manage my personal finances the way I believe they should be managed (pay all bills in a timely manner). Moreover, I have had several tenants abuse my property to the tune of thousands of dollars. Most of this money incurred for damages is uncollectible from the tenants.

I follow all due diligence procedures, credit and background checks, employment verification and reference checks, yet I have had three tenants in a row who have left me with thousands of dollars of damage. One put sledge-hammer sized holes in every wall. He took off for the Philippines, leaving me unable to collect. After serving multiple violation notices on one set of tenants, I had to take them to court for trashing my rental to the tune of \$17,000. I was threatened with legal action and restraining orders for serving the Final Accounting. Others fail to provide a forwarding address, making it financially more expensive and time-consuming to track them down. Another required multiple warnings to cease late-night parties with cars coming and going and music and noise blaring until 2 a.m. In what world is any of this okay by legal standards, let alone common courtesy and respect?

Owning property has become more onerous for the owner. Landlord-Tenant laws have become more lax for the tenants at the expense of the property owner. This permissiveness instills a failure to accept responsibility and accountability on the part of the tenant and holds them to a different standard than the landlord. This is discriminatory. I hold myself accountable to my agreement and I expect my tenants to do the same. Is this not fair and reasonable?

It is expensive to financially carry tenants, it is expensive to evict, it is expensive to manage tenants who don't meet their responsibilities. Tenants and landlords should be equally responsible to the rental agreement without jumping through hoops to enforce its provisions.

Please support HB2305 and help landlords protect their properties and their financial investment.

Thank you!

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