

Submitter: Patricia Dindia

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

Testimony in Support of HB 2305

Dear House Committee,

I am writing to express my strong support for HB 2305. As a property management company, we work closely with tenants and go the extra mile to assist those who may be struggling. We routinely waive late fees whenever possible to alleviate financial stress and help tenants avoid the snowball effect of mounting costs. Additionally, we strive to resolve lease violations by working collaboratively with tenants, recognizing that sometimes circumstances beyond their control can arise.

However, our willingness to be flexible is sometimes exploited, creating an unfair and disruptive environment for responsible tenants who have a right to the peaceful enjoyment of their homes. When a tenant is granted the right to cure a lease violation but then repeatedly commits the same violation within six months, the cycle begins anew. This pattern undermines the effectiveness of the current system and places an undue burden on landlords and property managers.

Similarly, in cases of nonpayment of rent, the costs of managing delinquent accounts—including time spent issuing notices and legal fees—often become unrecoverable. Some tenants make last-minute payments only to repeat the cycle, forcing property owners to restart the lengthy and costly collection process again and again. This not only strains property management operations but also impacts the affordability and sustainability of housing for all tenants.

HB 2305 is a necessary step in ensuring a fair balance between tenant protections and property owner rights. It helps prevent abuse of the system while maintaining reasonable opportunities for tenants to rectify issues. I urge you to support this bill to create a more equitable housing environment for both tenants and property owners.

Thank you for your time and consideration.

Sincerely,

Patricia Dindia

Overview Property Management