

Submitter: RJ Linkin
On Behalf Of: owners
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2305

We have dealt with numerous tenants that have moved in and then never have paid rent. They have lived there between 3 to 6 months, before the eviction process is completed. This has happened now 6 times in the last 2 years. We have had tenants that then don't move out even when ordered by the courts.

It is impossible, on a long term basis, to run a residential rental property if part of the tenancy is not paying and know that they have many months to not pay before they can be evicted. Typically, having not paid rent for 3 to 6 months, when the tenant moves out there is substantial damage (above and beyond normal wear and tear) that adds to the insult (and business loss) of not receiving rent from these individuals.

Our goal is to provide very well maintained properties, and the funds to do so comes directly from rents that are collected. Obviously when months go by without rent being paid we are limited in the improvements that we would like to, and can actually make at the property.

Having a quicker method of moving the non-paying old tenants out would allow us to collect rent from new tenants and pour those funds back into the building, for the enjoyment of all tenants.

We sincerely hope that you can appreciate our desire to provide quality housing to all our tenants. It would be great if you could provide the tools to allow all landlords to run their properties more efficiently and therefore continue to improve their properties. HB2305 seems to be a step in the right direction.