

Submitter: Ty Harmon

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

As a small property management company overseeing approximately 45 single-family homes/condo units, I am incredibly hopeful and encouraged by this proposed bill. Eviction is the most difficult and distressing process a landlord and their property manager faces—not only does it strain relationships with tenants, but it also risks damaging the trust and reputation we have built with our landlords.

This bill, which allows for a 30-day termination notice upon the third material violation or nonpayment violation, strikes a fair and balanced approach. It provides ample warning and opportunity for tenants to correct their behavior while offering a necessary safeguard for landlords. Many of our landlords are not large-scale investors; they are everyday homeowners who chose to rent their property instead of selling when they moved to a second home—often to accommodate a growing family. For them, months of unpaid rent can create a devastating financial burden.

Fortunately, our tenants have been wonderful, but I know many landlords fear the financial hardship that comes with problematic renters. This bill offers a reasonable and measured solution that protects both tenants and property owners, ensuring stability in the rental market.

I urge lawmakers to support this bill and provide responsible landlords with the tools they need to maintain sustainable, well-managed rental housing. Thank you for your time and consideration.