

Submitter: Kerrie Johnson
On Behalf Of: Myself
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2305

As a small landlord with desirable entry level properties, I enjoy providing quality housing at competitive rental rates. One bad tenant can upend an entire property or wipe out what is already a razor thin margin. I had a tenant like this who would fall several months behind and then get assistance from Catholic Community Services or other non-profits. She was a problem to the other residents at her 8 unit complex and she created a lot of issues around long-term guests, using parking that wasn't allocated to her, smoking against the rules, breaking the noise ordinance and generally disturbing and disrupting what was a very harmonious place to live, for all of her neighbors. My 7 other tenants couldn't understand why I couldn't evict her for all of her transgressions. They truly appreciate their little community, and she was spoiling it for everyone. You cannot force landlords to keep tenants like this because eventually, other tenants will leave, the property will become degraded, and you will lose valuable housing stock to big corporations who don't care about their tenant's quality of life. Landlords need to have some control over our investments and be allowed to manage them for the good of all tenants.