

Submitter: Emily Bauder

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

Dear House Committee,

I am writing to express my support for HB 2305.

As a small property management company for owners with one or a few single-family properties, we work very closely with our owners and tenant relations. We regularly work to help our tenants get the help they need and work with them if they communicate their needs or struggles in paying rent or living situation. We are very aware of the struggles of circumstances out of the tenant's control and work with them when they openly communicate with us. Many of our tenants have been late on rent and communicated with us the reasons and given us a timeline for when they can pay, and a lot of our owners have been understanding of situations.

Unfortunately, even with the flexibility and assistance we try to give our tenants, some tenants take advantage of this. We have had many tenants who simply do not pay the rent many months in a row who do not communicate, or if they do communicate there is little to no movement or action to prove the rent will be paid. And then once we threaten eviction for lack of payment of rent in court, they suddenly get help with all the back payments of rent and fees, and the cycle starts over again. The owners should not have to suffer trying to pay their own bills on time for their properties because of the lack and/or delay of rent assistance being given to tenants in need.

We have also had tenants who have been given multiple violations, fix the issues and then repeat them consistently. Then we have to send out new violation notices to get started on the process of moving them out again. It is very frustrating for us and the owners to not be able to remove a tenant from violating the lease in a timely manner, especially for repeat violations. It is especially frustrating if the property is in an HOA as it adds even more fees and complications.

It is a long process to take a tenant to court to try to get a tenant out for non-rent or violations, and a lot of the time they are able to wait until the last minute to pay rent or fix the violation and the process starts over again. This is a strain on us and our owners, especially if the tenant has done it multiple times in a row. We have lost good tenants to tenants who take advantage of this. Many of our owners have decided to sell their property and be done with their rental investment because of it.

The only way an owner can get a tenant out is either, in the first year, where they still

have to wait until the end of the lease. Or if they intend to demolish, convert, sell, or have family moving in and even then, still have to wait until the end of the current lease. That could be months of the tenant then deciding they do not have to comply with the violations, or pay rent, anyway since they know their lease will not be renewed.

HB 2305 will help restore and balance single-family owners' rights on how their property is taken care of.

Thank you,
Emily Bauder