

Submitter: Helmut Behrend

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

re. 2025 HB 2305

The law already allows a landlord to terminate a residential tenancy, with no right to cure, after 2 violations, as long as the second (“repeat”) violation is “substantially the same” as the first.

I fail to see why a significant distinction is made between violations which are “the same” and those which are “not the same” - all of them are lease violations.

So currently a tenancy may be terminated, with no right to cure, with only 2 violations, as long as the second one is “substantially the same” as the first, while, if the violations run the gamut but avoid being “repeat” violations, that can go on ad infinitum – that makes no sense to me.

To boot, violations may even repeat and still be curable as long as the tenant manages to space the “repeat” violation at least 6 months apart from the previous “substantially same” violation.

I therefore support the bill.

Helmut Behrend