

Submitter: Beth Lopez

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

To Whom It May Concern:

It has become more difficult to manage residents living experiences as laws have been changing that protect the irresponsible residents over the landlords. As a landlord, this leaves us with less power to control the environment for our residents and when you speak of fair housing, I always wonder who is it supposed to be fair to? It should be fair to residents who want to leave in a peaceful atmosphere with residents around them who are responsible and respectful. The laws should never be written to protect the guilty, but they seem to be.

When residents learn that the rules don't have to be taken seriously because the laws back them up, they don't care what I, as the landlord have to say. I want to keep all residents happy, but without any control over who gets to stay and who needs to go, I as a manager find it extremely frustrating and it makes it hard for me or any manager to want to stay in a business where someone makes choices for us that we have no control over and where we aren't heard. It is particularly frustrating when our good residents feel like we don't care because there is only so much the law will allow us to do. In addition, if someone doesn't pay their rent, don't you think it makes sense to get them out and let us replace them with a responsible person? It is a business after all.

Please let landlords have rights again. We need rights to lease to residents who will be respectful to our properties and to move people out that are not respectful. We need rights to evict non-paying residents. Why should they have the privilege to stay when they aren't paying rent and they know it will take months to get them out. Meanwhile my owners are losing money. It's not fair to us and causes us so much grief in our work life as we try to balance the happiness of our owners, and our residents and as we do our best to keep things orderly on site..

If a resident doesn't pay their rent after 30 days, they begin getting into bigger and more uncontrolled debt and nobody wins because these residents struggle to catch up as months begin passing by because courts don't get cases on the calendar quick enough and the 10 day notice we have now, shortens the time allotted to start the process. When can we get back to 72 hour notices again? Residents need to learn to pay rent on time and all of the flexible rules they are given anymore don't teach them any sort of responsibility and giving them grace to go get financial support from organizations who assist, is just causing many people to use the system rather than be responsible. They need to learn to pay their rent when it is due and to know there

are consequences if they do not. Please pass a law that protects the landlords. We need this more than ever.

I am working in student housing and we need to keep up our renewal rate and with residents who are living around other residents breaking rules, but are given a grace period to behave again, only to behave badly again and to continue the behavior just makes life really chaotic for other students who share spaces with them and I spend a lot of my day dealing with residents who are complaining about other residents and who are counting on me to fix the issues. Meanwhile my hands are tied and I can only do so much. We need to be empowered in order to restore peace on our properties and for our residents to enjoy a peaceful living experience

I would love for lawmakers to work in student housing for a year and then go back to making the laws with a new perspective. It's tough out here.

Thank you for your time.