

Submitter: Josh Marean  
On Behalf Of:  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB2305  
February 15, 2025

Testimony for House Bill 2305.

I want to express my support for how Bill 2305.

I've been providing housing for the last 15 years. The properties I own and operate, are set up as shared housing.

I attempt to screen well before people move in. This said, occasionally there will be a tenant who is extremely emotionally challenging for the other tenants to get along with. And sometime this this doesn't become apparent until after they've been there for more than a year. For example in the case of a drug relapse or other major life change.

It can be very disruptive to the whole residence. It leaves me in the situation where either all the kind and considerate tenants move out because they can't stand being with this challenging person. In which case the only people that move in are ones willing to coexist with the challenging emotional environment of the challenging tenant.

It's nice to have some level of recourse. I have in recent years sometimes had to tell the considerate tenants that there's nothing I can do.

More often than not, an emotionally inconsiderate Tenant will also have some materially inconsiderate behavior that I believe this house bill would help me be able to evict for.

I am trying to do the right thing and be kind and fair to all. It's just nice to have some level of control over one's own property. Especially in these shared housing situations where relative strangers are living with each other.

Thank you for your consideration,

Josh Marean