

Submitter: Nichole Wilson  
On Behalf Of: Clients of NJW Property Management  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB2305

I understand the plight of tenants who are unable to make rent sometimes. Unfortunately, there are people out there who take advantage of any situation when they can. There are many tenants who genuinely are having issues, and sometimes need help. Then there are the serial repeat offenders, who don't pay rent, destroy property, violate all rules and regulations, then prey on rental assistance when they are threatened with eviction.

This is a neverending cycle, wasting the time of management companies, owners, the courts and the public in general.

We at NJW Property Management support removing some of the rules that protect these bad, repeat offending tenants, that currently have caused so much property damage, lost income, and grief for investors and owners of property.

It makes the job of the managers and owners so much more difficult. We actually want to help those in actual need, but for those who want a free ride at the expense of others, it really needs to be stopped and addressed.

This bill will help address some of these issues.