

As a longtime landlord our clientele is primarily low income renters, and with that comes many risks—low income, poor or no landlord references, bad credit, no credit, and sketchy backgrounds including criminal. In the past we would take on these tenants because there were laws in play that gave us the authority to evict if things didn't work out. Rarely did we need to, but there was a system in play to protect the landlord in case the tenant did not work out.

Now landlord-tenant laws have taken away the ability to evict bad tenants in a timely manner or not at all. Combine that with rising overhead, rising taxes, out of control insurance costs, and rent controls; this has shrunk the rental market.

During and since covid we have declined renting to potential renters (that normally we would have rented to) because the risk is not worth the trouble to the point of letting properties sit vacant.

Please pass house bill 2305. It would give landlords like me to once again have the ability to rent to risky people who need a place to live and a second chance.