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The current landlord tenant act balances allowing quiet enjoyment of the home with protecting the landlord from liability issues. If someone stays longer than 7 days in a month, they can either be added to the lease or if circumstances dictate, be a temporary occupant. If they do not meet criteria I can find the tenant in violation of the rental agreement if they do not leave after the 7 days. With no restrictions to guests, there will easily be abuse of parking, noise, damage and use of community equipment or areas expressly reserved for tenants. If something like this were to pass, then there should also be a restriction that any guest staying more than 7 days must go through the screening process to be added to the lease. The normal screening process that was permitted by law. To allow rogue guests (tenants) who can have a key, not been screened or background check, gives me enormous liability. I don't know if they are a fugitive, have crimes posing a hazard to my dwelling or neighbors, what if they burn the house down? If they were not considered a legal tenant who had signed my lease, I might not have coverage. I do not want someone who is not legally accountably for having signed and agreed to follow my lease and rules living on my property. There is no reason this should be added for public health and safety.

And again, since there is no real process to be sure that the people taking advantage of not paying rent are indeed qualified for this, there are tenants who are collecting the roommate rent, or renting out through Airbnb, or working full time with no issues, and still, not paying rent. The abuse of this is huge and this bill is not helping the situation.

If I am faced with a vacancy and this bill passes, I know I am not the only one who will just not rent out the home. I will let it sit vacant or rent to just my family members or close friends. I would be better off providing storage for someone. This bill will have the opposite affect of providing long term, affordable housing to people. ...and as for my longevity in providing rental homes – we are strongly considering selling in which case, here in our area, the homes would likely be bought by single family home owners and would no longer be in the rental pool. We have a huge housing shortage in our area. This bill is simply making it worse. Please reconsider several items in this bill. It just does not make sense.

Thank you,

Sheri bowland