

**As a property manager I oppose the bill as currently written for the following reasons:**

SB 282-1 does not address the root cause of the COVID-19 housing crisis: the inability to pay rent.

This catastrophic emergency is being used to change laws unrelated to keeping people housed during this crisis.

I ask you to oppose SB 282 and instead focus on the #1 issue driving housing instability right now: helping those struggling to pay past due rent.

We need to provide funds to all providers in the state who are helping residents pay rent and / or provide a way for landlords to apply to these agencies directly to collect unpaid rents that are in arrears of more than \$5000.00.

Renter's need to be provided with direct information regarding all the agencies who can help. All landlords and property managers should be given access to a PDF we can post or mail to our residents for help with rent, food and utilities.

B 282-1, the proposal before the committee, includes the following provisions:

- Extend the grace period for repayment of back-rent to February 2022
- Continue the temporary 10-day non-payment termination notice to February 2022
- Prohibit landlords from considering FEDs during the COVID period in screening applicants. **This places an unreasonable hardship and on landlords. It also allows residents who want to take advantage of the current crisis and avenue to do so that should not be open to them.**
- Expand the current FED expungement process to include FEDs during the COVID period **Only for those who have needed and applied for assistance and still ended up with an FED.** Permanently continue the prohibition on credit reports for rent debt protected by the moratorium or grace period. **Only for those who have needed and applied for assistance and still ended up with a collection.**
- Prohibit landlords from screening tenants based on nonpayment during the eviction moratorium and grace period. **However they must currently have the ability to pay and meet the income criteria.**
- Temporarily prevent the use of landlord-imposed occupancy/guest standards as a means for eviction (unless otherwise required by law) **Perhaps temporarily raise the standard we can evict by, however 30 people in one unit has many other consequences, including potential health issue. You can't just leave it that residents can have as many people in a unit as they feel like.**
- Extending the HB 4401 increased damages provision for retaliation violations.
- Ensure that retaliation protections cover retaliation against tenants for having used the moratorium or grace period provisions.

Landlords should have some means to deal with folks who are using this crisis to their advantage. Example: paying rent anytime they want to since there are no late fees, even when they can pay on-time. Residents who have not applied for assistance or been denied due to their ability to pay and are choosing not to pay just because they can and they will be charged no fees, have plenty of time to pay it back, have eviction restrictions and when they move with a huge balance owing, no recourse for collections or future rental restrictions.