

## Roberta DiMezza

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**From:** Stephanie Sosa <goldbeltss@gmail.com>  
**Sent:** Monday, June 28, 2021 6:51 PM  
**To:** House Judiciary Committee  
**Subject:** H6464

Hello,

I am writing in opposition to House Bill H6464.

It is important that housing providers be able to screen tenants to see if they will pay their rent, not destroy the property, and not disturb other tenants. Small local landlords avoid eviction unless absolutely necessary because the legal costs, time commitment, lost rent, and cost of property damages are so high.

If a tenant has been evicted, other property owners should be able to research this and learn about the situation. If you were renting your house out, would you want to know if a potential tenant at their previous residence stopped paying rent for six months, or flooded their unit, or smoked heavily inside, or invited unapproved persons and animals to live with them? These actions can cost tens of thousands of dollars and greatly disturb neighboring tenants who are considerate and abiding by their lease. All very important information to assure we provide the best quality to families and in all fairness to a landlord's investment.

Thank you,

Regards,

Stephanie Sosa