

Roberta DiMezza

From: Kellie Marcil <user@votervoice.net>
Sent: Saturday, March 15, 2025 8:18 AM
To: House Judiciary Committee
Subject: OPPOSE 5916 extension to rental terminations

Dear Committee Clerk DiMezza,

I have firsthand experience dealing with a problematic tenant who became increasingly disruptive. During COVID, she exploited legal loopholes to delay her eviction, creating a nightmare for the residents of my 25-unit building. In retaliation, she began harassing neighbors by knocking on their doors at 1 AM, stealing Amazon packages, and taking clothes from the laundry room. Her behavior escalated further when she financially exploited an elderly tenant, draining his entire bank account.

With allowing this bill to pass I can imagine the amount of disturbances my other tenants will face with length evictions. One more thing to note. Landlords do not want to evict tenants. In my 20 plus years as a landlord I've only had a handful of evictions.

The proposed bill's extended termination notice period may have unintended negative consequences for landlords and neighboring tenants. While tenant advocates argue this aligns with rent increase notices, the two serve different purposes. Landlords rarely issue unreasonable notices to good tenants, but a longer notice period increases the risk of tenants withholding rent, leaving landlords with only one month's security to cover multiple months of lost rent and potential damages. Additionally, when a termination is necessary for the safety or well-being of other tenants, this extended process could lead to prolonged disruptions and increased property damage. It is important to remember that termination is simply an end date, not an eviction.

I urge you to VOTE NO on H5916
Thank you for your consideration.

Sincerely,

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