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From: bounce@bounce.votervoice.net on behalf of Christopher Smith <user@votervoice.net>
Sent: Monday, March 16, 2026 10:31 PM
To: House Judiciary Committee
Subject: OPPOSE H7765

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Dear Committee Clerk DiMezza,

Not only are these bills unfair and un-American but the legislators who continue to submit them should be removed from the Committees that they sit on. Why is taxpayer time and dollars being wasted on the same bills that keep getting defeated time and time again?

I am urging you to consider my experience as a housing provider and having seen the numerous ways terminations can play out in the worst case scenario.

The proposed bill's extended termination notice period could create challenges for landlords and neighboring tenants.

While some argue it aligns with rent increase notices, the two have very different effects.

Responsible landlords rarely give unreasonable notice to good tenants, but a longer notice period increases the risk of unpaid rent, leaving only one month's security to cover multiple months of potential losses and damages.

In cases where termination is necessary for the safety or well-being of other tenants, the delay could prolong disruptions and increase property damage.

It's important to recognize that termination simply sets an end date—it is not an eviction.

Thank you for your consideration! Please VOTE NO on this bill.

Sincerely,

Christopher Smith
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