

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Kathy Del Sesto <user@votervoice.net>
Sent: Tuesday, March 17, 2026 7:30 AM
To: House Judiciary Committee
Subject: OPPOSE H7765 extension to rental terminations

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Dear Committee Clerk DiMezza,

This does not increase the likelihood that a tenant will not pay the rent, it GUARANTEES that they will not pay

I oppose House Bill 7765. 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 this bill.

Thank you for your consideration.

Sincerely,

Kathy Del Sesto
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