

## Ariana Costa

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**From:** bounce@bounce.voterveice.net on behalf of Rob Grace <rgrace@rihousebuyer.com>  
**Sent:** Tuesday, March 17, 2026 7:30 AM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H7765 extension to rental terminations

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Committee Clerk DiMezza,

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,

Rob Grace  
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