

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Jacob Gelinis <user@votervoice.net>
Sent: Wednesday, March 18, 2026 10:07 AM
To: House Judiciary Committee
Subject: H7766 OPPOSE

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Dear Committee Clerk DiMezza,

I oppose House Bill 7766, which would eliminate the 5 year waiting period for sealing eviction records and remove any limit on the number of sealing requests. This proposal threatens the transparency and fairness of our rental system.

Removing the waiting period would allow recent eviction cases, even those unresolved, to be hidden quickly. This would severely hinder my ability as a landlord to access crucial rental history information from tenant applicants, making it difficult to make informed decisions and ensure the safety of other tenants and their properties.

Eliminating the limit on sealing requests could also allow repeated attempts to hide problematic rental histories, potentially overwhelming the courts, undermining the reliability of public records, and allowing the worst tenants to hide multiple prior evictions. This would hurt housing providers like me who rely on this information to maintain stable and safe housing environments.

For these reasons, I urge you to reject this bill.

Sincerely,

Jacob Gelinis
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