

## Ariana Costa

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**From:** bounce@bounce.votervoice.net on behalf of Carl Coutu <user@votervoice.net>  
**Sent:** Tuesday, May 19, 2026 6:25 AM  
**To:** House Judiciary Committee  
**Subject:** Oppose H8385

**Follow Up Flag:** Follow up  
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Dear Committee Clerk DiMezza,

As a family that owned over 700 residential units in the past and still owner of 2 rental properties, this law places an unfair burden on landlords by not revealing the true nature of a tenant's rental history. This should be restricted to government subsidized housing, not private ownership.

I am writing to express my opposition to H8385 in its current form. While I support the underlying intent of the bill—to protect young adult dependents aged 18–21 who are named in eviction filings despite not being responsible parties on a lease—I am concerned that the legislation, as written, lacks the clarity and procedural framework necessary for effective and fair implementation.

At present, the court system does not provide a mechanism to seal records for a single individual within a broader eviction case file. Eviction records are tied to the case as a whole, not segmented by individual parties. Without structural changes to how records are maintained and accessed, the bill's core objective may not be practically achievable.

Additionally, the bill's language appears overly broad and ambiguous. As written, it could be interpreted to allow the sealing of eviction records for individuals who are in fact responsible parties, such as co-tenants or roommates named on a lease. This creates the potential for misuse and unintended consequences, undermining the balance between tenant protections and accountability.

To address these concerns, I respectfully urge the following amendments:

- \* Incorporate judicial discretion to ensure that sealing is applied only in appropriate cases.
- \* Clarify the definition of "dependent" and explicitly distinguish between non-responsible parties and co-tenants.
- \* Establish a clear procedural mechanism within the court system to allow for selective sealing of records at the individual level.
- \* Provide safeguards to prevent abuse of the sealing process.

With these revisions, the bill could better achieve its intended purpose while maintaining fairness and integrity within the housing and legal systems.

Thank you for your consideration of these concerns. I would welcome the opportunity to discuss this matter further.

Sincerely,

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