

Ariana Costa

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

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Dear Committee Clerk DiMezza,

I oppose H8385/S3163 because H8385 is like disallowing employers to know employment history of job applicants. S3163 unnecessarily waives responsibility of young adults of 18-21. Young adults in ages of 18-21 have the right to work and make money. They are young but they are adults and they even have right to vote for president, why cant they share responsibility of paying rent?

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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