

Submitter: Kathleen Ashley

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

I oppose this bill. The safe harbor period with the increased time frames lead to many hardships on owners of rental units. There are mortgages, insurance, taxes and other expenses that need to be paid. Some owners even rely on the income for their livelihoods.

This bill creates procrastination on tenants reaching out and getting help.

The best resource that a tenant has for getting help is the 72 hour or 144 hour notice in hand that they can take to an agency to get help.

**THIS IS WHAT TENANTS NEED**

Tenants often can get rent issues resolved if the tenant makes the effort to get assistance. I have seen this work for many of my tenants.

Rent is due on the 1st, tenants should know before this if they have the funds or lack of. By the time we can serve a notice they are at least 5 to 8 days behind and to file in court they are 12 days behind. It could be up to 2 weeks to do 1st appearance; now they are about 24 days past due. If a trial is requested they are now 30 days past due. It is already a long drawn out process.

I encouraged my tenants during the move-in process to reach out and ask for help before the 1st so we can get a plan made.

More time is not needed, more resources are.

I oppose SB 799

Thank you for your time,

Kathleen Ashley

President

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