

Submitter: Melissa Long
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2305

Good Afternoon,

My name is Melissa Long, and I am writing today not just as a tenant advocate, but as a mother, a disabled tenant, and a community member who has seen firsthand how housing insecurity devastates lives. While I understand that landlords need stability in managing their properties, House Bill 2305 is not the answer. Instead, it creates an unchecked path to eviction that will disproportionately harm low-income families, disabled tenants, seniors, and children—without requiring accountability or proof.

Under this bill, a landlord can evict a tenant after three alleged violations without giving them a chance to fix the issue. But where is the proof required? How do we ensure that these violations are legitimate and not just the word of management against a tenant they don't like? This lack of oversight opens the door for discrimination, retaliation, and abuse of power.

We have already seen cases where tenants are targeted for speaking up about unsafe conditions, requesting repairs, or organizing with their neighbors. What happens when a landlord or property manager wants to get rid of a tenant who asks too many questions or files a complaint? With no requirement to provide concrete proof of violations, this bill gives bad actors free rein to push out tenants they find inconvenient. Imagine a single mother who speaks up about mold in her unit—what stops a landlord from fabricating three vague lease violations to justify her eviction? Or a disabled tenant who requests a reasonable accommodation—what protects them from being accused of arbitrary lease violations as a way to remove them?

Housing discrimination is already a widespread issue, and HB 2305 will only make it worse. It creates a system where tenants have little to no recourse against wrongful evictions, where management can selectively target people they don't want in their buildings, and where families who are already struggling are thrown into homelessness with no safety net.

If this bill truly aimed to create stability, it would include safeguards against discrimination and require landlords to provide documented proof of violations before issuing an eviction. It would ensure due process for tenants instead of giving landlords unchecked power. But as it stands, HB 2305 is a dangerous policy that will lead to higher eviction rates, increased homelessness, and greater inequality in our communities.

I urge this committee to reject this bill and instead focus on real solutions—like rental assistance, stronger fair housing enforcement, and policies that create stability for both tenants and landlords without sacrificing basic rights. Thank you.