

SB 2331—Recommend a Do Pass

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Chairman Larson and members of the Judiciary Committee,

I strongly support this bill as a simple solution to a potential financial hardship for people of all ages who do their very best to prepare their rented home or apartment for vacating. So often, they are denied any or all of their security deposit whether they are in their 20's and have lived there a year or are in their 90's and have lived there for twenty years. They are being denied their deposit even after hiring professional cleaners. There seems to be a lack of understanding between the landlords' expectations and the tenants' expectations.

A simple solution is stated in this bill.

It requires landlords and tenants to meet and inspect the premises prior to the move in date. Once the inspection is complete, they both sign the document which would include a remedial plan, if needed.

Then, at the time of move-out the same thing would occur. The landlord and tenant would meet at the time of move-out, go through the apartment or property together, and sign an agreed document. This meeting should occur before any general work has been done in the apartment at the request of the landlord.

I, also, believe this meeting should occur if there has been a change in roommates at or during the time the original tenant signed the lease. The roommates who are taking over the lease do not know what the condition of the property was or if damage or improvements occurred.

This would provide both a clear understanding of what is expected, what one defines as damage vs general wear and tear, along with a document itemizing the condition at the time of moving in and then again at the time of moving out. That would clarify when and why a deposit is returned or denied.

Respectfully,

Lianne Zeltinger