

HB 1440

I am writing in support of HB 1440. This bill will serve to protect renters in North Dakota.

During the pandemic, we have seen countless people laid off or work hours greatly reduced. It has been difficult to keep up with rent payments. If someone does not pay on time, a late fee is applied. Let's say that someone pays their rent, but they still have late fees. Some landlords apply the rent payment to their outstanding rent balance instead of to their current rent. This can leave the tenant with an outstanding rent balance, and can place tenants in danger of eviction. One family, Global Friends Coalition in Grand Forks, ND worked with, got a notice that said, "Three Days Notice to Pay or Quit." If we had not intervened, this family potentially could have been evicted as she did not have the \$740.00 to pay her rent and the \$90.00 in late fees. In her case, she was charged \$30.00 in late fees every month, for missing one month's rent.

In the end, after much work on the renter's part, the landlord "found" the check that was assumed to be late under a different account. So, the threat to be evicted was not at all fair.

A handwritten signature in cursive script that reads "Cynthia H. Shabb".

Cynthia H. Shabb, Executive Director
Global Friends Coalition