

Greetings Mr./Madam Chair, members of the Committee, I'm Kathrin Volochenko

I request that this committee bring **Senate Bill 1395** to the floor with a “**Do Pass**” recommendation with the suggested revisions.

I agree that there needs to be more transparency when it comes to proof of background checks that are conducted by landlords, however I would like to suggest that this bill should include *that the landlord must, in addition to showing the prospective tenant “proof” of the background check, that the landlord must also give a copy of that tenants’ background check to that tenant.*

This bill is very ambiguous as to what type and in what form of “proof” that background check shall be, and requiring that the landlord must give an actual copy of a background check will remove all doubt as to the validity of the background check, also that tenant does have the right to view and **possess** the contents therein, especially since that tenant had paid the background check fee in advance.

“Proof of background check provided to tenant.”

“If a landlord requires a criminal, credit, or other background check as a prerequisite to executing a rental lease for real property, a prospective tenant may request proof of a completed background check. Upon a prospective tenant's request for proof of a background check, the landlord shall furnish proof within fourteen days of the landlord's receipt of the completed background check. If a landlord fails to timely furnish proof of the background check to the tenant, the landlord shall refund all fees paid by the prospective tenant to complete the background check in attempting to secure a lease.”

However I do understand if my suggested revision is not workable at this time, and with that I conclude if you could please send this bill to the floor with a “**Do Pass**” recommendation.

Thank you for your time and attention.