

House Transportation, Housing & Local Government

02/26/2025 01:30 PM

HB25-1196 Landlord Procedures for Removal of Tenants

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
<p>Paula Gruentzel Against themselves</p>	<p>I OPPOSE HB25-1196 because, in case you are unaware, Americans are already struggling.</p> <p>Medicaid and veterans benefits checks have stopped. Your bill will add more pressure on struggling families in CD8.</p> <p>Just the medicaid checks suspension will adversely affect 37,741 children, 20,588 Non-expansion adults, and 25,027 Expansion Adults in Weld County alone.</p> <p>Now you put this bill on top of their hardship?</p> <p>Mr. Woog, may I remind you that a large percentage of the people that voted for you are also a large percentage of the poorest people in Weld County.</p> <p>They will be displeased to find out you have put forth this bill that increases their financial struggles. You promised to make things better for them.</p> <p>Were you lying?</p> <p>Also, BOTH of you will be up for re-election again in a couple years. The voters are paying attention. ALL the voters.</p> <p>Best to just let this bill die. Maybe do something to help the people that voted for you instead of the greedy rich property owners who bilk the people for every penny they have. Do something good for the people. It's why they pay you. You work for us.</p>
<p>Lyn Lowry Against themselves</p>	<p>We must maintain the current protections that tenants have, especially when so many are struggling in this economy. Don't allow landlords to evade their obligations by passing this mean-spirited and vague bill. Vote against it, please, and don't make life for Colorado tenants even harder than they are now. Thank you.</p>
<p>Lyn Lowry Against themselves</p>	<p>Please don't pass this bill; it undermines and muddles tenants' current legal protections.</p>
<p>Jeany Rush</p>	<p>TO: House Transportation, Housing, & Local Government Committee</p>

<p>Against themselves</p>	<p>RE: HB25-1196 Landlord Procedures for Removal of Tenants</p> <p>Sponsors: Woog, Phillips 2-26-25</p> <p>FROM: Jeany Rush, Colorado Springs Constituent</p> <p>VOTE: NO</p> <p>This bill has several flaws. The first, that this body should not be in the business of setting rules for landlords. They are private enterprise, commerce. There are already quite a few laws, many to excessive, for landlords, tenants, sellers, buyers, etc. We are also bleeding ownership in Colorado. I mean, we are losing more and more people in both single family and income properties. Losing them due to the over reach of bills, fees, laws, all directed at ownership, while constantly accommodating people coming into the state, without even being citizens.</p> <p>With every bill that comes around, it feels more and more like real estate ownership is under attack. While I do understand that there are some landlords who take it too far, that does give tenants legal recourse.</p> <p>This is the United States of America, and the last time I looked, the language was English since is birth, and until now. I have had clients who were Spanish speaking, Indian Speaking, Polish, German, (well German I could speak). As an immigrant, I learned the language, and navigated the landscape. I was younger. However, it is wrong to expect a Landlord to translate, reprint in another language documents, etc. to anyone who needs a translator. The family, or organizations helping these folks, should bear that burden. The Landlord should not have to accommodate multiple languages. You don't get that in most countries, unless you make the arrangement yourself. I make no apologies, and no accommodation for the numerous illegal people here needing help. Illegal by the way is not an immigrant. Having zoomed on the Enforcement Immigration Law meeting, and seen the mis understandings by citizens with expectations, none of which were true to that particular bill, but seeing the divisive way the committee members spoke, I was stunned. People actually say that an illegal alien, coming here, expecting to have all the constitutional rights of lawful citizens is insane, and why Colorado, and the other 11 states which are sanctuary states, are in so much trouble. I am not unsensitive to peoples plights, and there are organizations giving out aid, translation, etc. But to take private owners, and expect them to accommodate people, who are unable to navigate the language, paperwork, benefits, etc. trail, is unreasonable, and financially wrong.</p> <p>As for late fees, whatever a tenant has signed, and agreed to, must be addressed. If it continues, and is late, I would think it could be ok to extend a bit the payment of the late fee. Those are also already dictated by statute, etc. But this is a private matter, as the legislature is not the Business Manager for private industry. Bottom line, If a landlord can help, it is up to them. I disagree with mandates to landlords in this arena. It is just an over reach of the state. There is too much of this already.</p>
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