

Dear Housing and Homelessness Prevention Committee,

I'm a landlord for Rochester, MN. I OPPOSE SF819 that landlords have to give a 24 hour notice to tenants before entering the apartment. I'm a conscientious landlord for my tenants' privacy. Most of the time, I will need to get in an apartment less than the 24 hours notice for different repairs and situations that come up. I always get the tenant's permission to enter the apartment. Sometimes, they will tell me that time does not work for them. But together, we figure out a time that we agree to-- and it's usually less than the 24 hour notice.

Will I be breaking the law if I enter the apartment less than 24 hours but I did get permission from my tenants to do so? No where in the bill's language it states that you can work with tenants on entering the apartment in less than a 24 hours notice. So then the tenant could sue me for one month's rent? This is a heavy handed penalty. Landlords do not get to keep security deposits. When it is time to return the security deposit. Landlords have to make an itemized list of reasons for reduction of security deposit.

The language of this bill is too black and white. Does not give the flexibility that landlords need to work with tenants to get problems solved quickly. So if a tenant calls me up with a problem, I have to tell them I can't help them until 24 hours later? You are actually doing a disservice for the tenants for not getting problems solved quickly. This bill will hinder my ability to help solve problems with tenants in a quick manner.

The current law is fine as it is already stated. Maybe add that the tenant has to agree with the time arrangement.

Thanks for listening to my concerns,
Julie Wall