

## Konrad Jackson

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**From:** Kristen Abegg <kris@paragonpropak.com>  
**Sent:** Monday, February 24, 2014 1:27 PM  
**To:** House Labor and Commerce  
**Subject:** Regarding House Bill No. 282

To Whom It May Concern

I strongly support the proposed House Bill No. 282 (Landlord Tenant statute update).

I am a long time residential property manager. The current statute is in dire need of updating and this bill addresses many of the deficiencies in the current statute.

In the past, I have been involved in the re-write of the "Landlord Tenant Handbook" and am well versed in the current Landlord Tenant Statutes. The proposed update to the statute will clarify a number of "gray" areas as well as address new issues (i.e. service animal definition) that have cropped up in recent years.

The new statute also requires that a "property condition" report be completed and made part of the rental agreement. This is a key element to the bill. It will help protect both Landlord and Tenant from disagreements on property condition that crop up at move out. I suspect it will help eliminate many of the conflicts that occur due to failure to complete a condition report at move in.

I encourage you to move this bill forward.

Sincerely,

Kris Abegg, Broker

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