

Introduced: 2/5/82  
Referred: Labor & Commerce and  
Judiciary

1 IN THE HOUSE

BY METCALFE

2 HOUSE BILL NO. 722

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 TWELFTH LEGISLATURE - SECOND SESSION

5 A BILL

6 For an Act entitled: "An Act relating to landlord remedies."

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

8 \* Section 1. AS 34.03 is amended by adding new sections to read:

9 Sec. 34.03.225. REMEDY FOR DAMAGE. If a tenant vandalizes or  
10 deliberately causes unreasonably excessive damage to the dwelling unit,  
11 the landlord may terminate the rental agreement and immediately recover  
12 possession of the dwelling unit without regard to AS 34.03.140 or any  
13 other requirements of this chapter relating to access.

14 Sec. 34.03.226. REMEDY FOR BAD CHECKS. (a) If a tenant issues a  
15 check in payment of rent for a dwelling unit and that check is not  
16 honored by the drawee, the landlord may terminate the rental agreement  
17 and recover possession of the dwelling unit as provided in (b) of this  
18 section.

19 (b) If the conditions in (a) of this section are met, the landlord  
20 may terminate the rental agreement by giving written notice to the  
21 tenant of the dishonored check and of the landlord's intention to termin-  
22 ate the rental agreement effective four days after the notice is given  
23 unless the tenant immediately tenders the amount due. If the tenant  
24 does not tender the amount due within the four-day period, the tenancy  
25 terminates and the landlord may immediately recover possession of the  
26 dwelling unit without regard to AS 34.03.140 or any other requirements  
27 of this chapter relating to access.

28 Sec. 34.03.227. REMEDY FOR DISTURBANCES. (a) If a tenant conducts  
29 himself or allows other persons on the premises to conduct themselves in

1 a manner that unreasonably disturbs his neighbors' peaceful enjoyment of  
2 the premises, and if that disturbance is verified by a signed complaint  
3 from at least one-half of his neighbors in dwelling units immediately  
4 adjacent to or above or below the tenant's dwelling unit, the landlord  
5 may terminate the rental agreement and recover possession of the dwell-  
6 ing unit as provided in (b) of this section.

7 (b) If the conditions in (a) of this section are met, the landlord  
8 may terminate the rental agreement by giving written notice to the  
9 tenant of the disturbance and complaint and of the landlord's intention  
10 to terminate the rental agreement effective four days after the notice  
11 is given unless the tenant ceases the disturbing conduct within the  
12 four-day period. If the tenant does not cease that conduct within the  
13 four-day period, the tenancy terminates and the landlord may immediately  
14 recover possession of the dwelling unit without regard to AS 34.03.140  
15 or any other requirements of this chapter relating to access. If the  
16 tenant ceases the disturbing conduct within the four-day period, but  
17 then begins that or similar conduct after the four-day period expires,  
18 and the conduct is verified as provided in (a) of this section, the  
19 tenancy terminates and the landlord may recover possession of the dwell-  
20 ing unit without regard to AS 34.03.140 or any other requirements of  
21 this chapter relating to access by giving written notice of termination  
22 to the tenant effective 24 hours after the notice is given.  
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