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LD 45

I oppose LD 45 an act to prevent retaliatory evictions.

here are some reasons why

if a tenant is going to claim retaliatory eviction then they must demonstrate that they asserted their rights about a concern prior to being served an eviction notice. how can a landlord be retaliating against an assertion of rights if there is no evidence that rights had been asserted?

both tenants and landlords need to come to court with clean hands and transparent motives supported by documentation. a simple text, email, certificate of mailing, etc. should be expected evidence when time is of the essence in these matters.

frivolous, untimely and undocumented retaliation claims undermines the serious nature in which these issues need to be addressed. failure by either party to document any failure to uphold the responsibilities outlined in the rental agreement demonstrates disregard the law