



**Representative Lisa Sobecki
House District 45**

**H.B. 351 Testimony
February 11, 2020**

Good Afternoon. Chairman Hambly, Vice Chair Patton, Ranking Member Brown, and members of the Ohio House Civil Justice Committee; on behalf of my joint sponsor Representative Michele Lepore-Hagan, thank you for the opportunity to present testimony today on House Bill 351, which will allow Domestic Violence survivors the ability to terminate their leases.

Where a survivor of Domestic Violence is living is extremely important to their safety and to prevent them from being victimized again. Often times though, victims of Domestic Violence are trapped in their home or apartment without the financial or legal resources to relocate. House Bill 351 is designed to provide a little bit of relief.

Once a Domestic Violence survivor has obtained a protection order, they can provide a certified copy to their landlord and within 21 to 30 days, terminate from their lease and move from the apartment. Providing there is no cause for the landlord to withhold their security deposit, the security deposit is returned to the tenant who terminated the lease. In cases of when there is a co-tenant, the co-tenant is still responsible for the apartment's rent.

It is our intention to be as fair as we can to the landlords. With the passage of House Bill 351, we can help ensure that rental properties are safe for tenants and help keep rental properties damage free because the potential for a volatile domestic violence situation has been decreased.

Thank you for again for the opportunity and I would now like to invite Representative Lepore-Hagan to provide her portion of the testimony.