



# Illinois Rental Property Owners Association

811 E. Rollins Rd. Round Lake Beach, IL 60073

## IRPOA POSITION HOUSE BILL 5523

Central Illinois  
Apartment Association

Chicago Creative  
Investors Association

Chicago Property  
Owners Association

Coles County  
Landlord Association

Danville Area  
Landlords Association

Decatur Landlord's  
Association, Inc

Freeport Area Landlord  
Association

Illinois Valley Creative  
Investors Association

Joliet Regional  
Landlords Association

Lake County Owners  
Apartment Association

Lincoln Land REIA

McLean County  
Apartment Association

Metro East Landlords  
Association

Quad Cities Rental  
Property Owners  
Association

Real Estate Investors  
Association ( Alton)

Rockford Apartment  
Association

Sauk Valley Landlord  
Association

Springfield Landlords  
Association, Inc.

West Suburban  
Landlord Association

HB5523 would allow a tenant to defend against eviction if they are a victim of domestic violence. The Illinois Rental Property Owners Association is opposed to this legislation for the following reasons:

- 1) Victims of domestic violence are already given the right to break their lease without consequences through the Safe Homes Act. It is not in the best interest of tenants or their neighbors to encourage the continuation of a dangerous and disruptive situation.
- 2) Removing our right to protect our building and maintain a safe environment deprives our other tenants of the peaceful enjoyment of the property.
- 3) There is no protection in the law from punitive action taken by local government against the property owner for the disturbances in the property.
- 4) This law allows property managers to evict the perpetrator of the violence if they are a tenant. This provision creates the expectation for the property manager to intervene in the personal problems of our tenants. We are not social workers and this level of involvement in personal matters is inappropriate for a property manager.
- 5) Property managers evicting for disturbances would not necessarily have knowledge of the tenant's personal conflicts. Allowing domestic violence as a defense places an undue burden on the property manager to disprove the tenant's status as a victim.

We encourage our members to contact their legislators and ask that they **VOTE NO TO HB5523**.

To find out who your legislator is go to

<http://www.elections.il.gov/DistrictLocator/SelectSearchType.aspx?NavLink=1>

To read the text of the bill go to

<http://www.ilga.gov/legislation/BillStatus.asp?DocNum=5523&GAID=10&DocTypeID=HB&LegId=50641&SessionID=76>

Sincerely

Paul Arena  
Chairman IRPOA PAC