



The REALTOR® Building
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March 23, 2009

The Honorable Angus L.K. McKelvey, Chair
House Committee on Economic Revitalization,
Business & Military Affairs
State Capitol, Room 312
Honolulu, Hawaii 96813

**RE: H.R. ²⁸⁰~~208~~ URGING LANDLORDS TO HELP COMMERCIAL TENANTS
MAINTAIN THEIR LEASES IN ORDER TO CONTINUE THEIR
BUSINESS DURING DIFFICULT ECONOMIC TIMES.**

HEARING DATE: Tuesday, March 24, 2009 at 7:00 a.m.

Aloha Chair McKelvey, Vice-Chair Choy and Members of the Committee.

I am Myoung Oh, Government Affairs Director of the Hawai'i Association of REALTORS® ("HAR"), here to testify on behalf of HAR and our 9,600 members in Hawai'i. HAR **supports the intent** of H.R. 280 which urges landlords to maintain existing leases with their tenants.

During these tough and uncertain economic times, it can be advantageous for a landlord to keep an existing tenant rather than expending the costs and time to find a new tenant. To help both business owners and landlords, HAR believes it is beneficial to urge landlords to help maintain their leases with commercial tenants, either by maintaining or lowering the rent for an existing tenant.

Moreover, HAR prefers this resolution over any legislative mandates to clarify the terms of long-term commercial or industrial leases, such as the proposals contained in S.B. 764 and H.B. 1593. We believe that these bills unduly interfere with the rights of lessors and lessees to freely enter into lease agreements.

HAR looks forward to working with our state lawmakers in building better communities by supporting quality growth, seeking sustainable economies and housing opportunities, embracing the cultural and environmental qualities we cherish, and protecting the rights of property owners.

Mahalo for the opportunity to testify.



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