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STATE OF HAWAII  
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**DEPARTMENT OF HUMAN SERVICES**  
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February 8, 2023

TO: The Honorable Senator Jarrett Keohokalole, Chair  
Senate Committee on Commerce & Consumer Protection

FROM: Cathy Betts, Director

SUBJECT: [SB 393](#) - RELATING TO THE LANDLORD-TENANT CODE.

Hearing: February 9, 2023, 9:31 a.m.  
Conference Room 229 & Videoconference, State Capitol

**DEPARTMENT'S POSITION:** The Department of Human Services (DHS) appreciates the measure's intent, provides comments, and defers to the Departments of Commerce & Consumer Affairs and Health, the Judiciary, and the Counties.

**PURPOSE:** This bill, until 12/31/2024, extends the period for a notice of termination of the rental agreement from 5 business days to 15 calendar days; requires landlords to engage in mediation and delay filing an action for summary possession if a tenant schedules or attempts to schedule a mediation; requires landlords to include specific information in the fifteen-calendar day notice provided to tenants and certain mediation centers. Appropriates moneys.

DHS appreciates the Legislature's effort to incorporate the pre-litigation mediation program temporarily established by Act 57, Session Laws of Hawaii 2021 (Act 57), including appropriating funds for rental assistance.

Act 57 mediation assisted many low-income renters in avoiding eviction or allowed a negotiated move-out that avoided further judicial proceedings and judgments. The program also gave assurance to landlords that payment was forthcoming. Preventing eviction allows

families, especially with children, to remain in stable housing, allows children to continue to attend their community schools, and maintains their community social connections.

Conversely, housing instability can result in long-term health outcomes, school and employment disruption, and increased family stress.

Lastly, providing funds for an emergency rent relief program will help families who are back on rent as the federal pandemic rental subsidies end.

Thank you for the opportunity to provide comments on this measure.

**SB-393**

Submitted on: 2/4/2023 1:07:38 PM

Testimony for CPN on 2/9/2023 9:31:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Angelina Mercado	Testifying for Hawaii State Coalition Against Domestic Violence	Support	Written Testimony Only

Comments:

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