



**RE: HB 1115** – relative to relative to the termination of tenancy at the expiration of the tenancy or lease term.

According to the most recent University of New Hampshire Institute on Disability (UNH IOD) Disability Compendium, over 12% of New Hampshire residents are currently living with a disability. It is more essential than ever to continue to support policy that increases inclusion and enhances the lives of the state's disabled residents.

In 2005, the New Hampshire Supreme Court unanimously decided that holdover leases, the type being described in House Bill 1115, still protected tenants from eviction without cause. Overturning this decision would create significant hardship for renters with disabilities who are already at a severe disadvantage in finding safe, stable, and affordable housing. It would especially jeopardize access to stable housing, which is fundamental to the health and well-being of people with disabilities and their families.

Based in historical memory, there is very real concern that landlords will use this to easily disguise discrimination by being able to evict tenants to avoid requests for reasonable accommodations, tenants who become disabled during their tenancy, or who are merely considered an inconvenience.

RSA 540:2, II speaks to the careful balance of the landlord's right to recover possession of his property for any legitimate reason with the tenants need for protection from arbitrary or ill-motivated eviction.

During the state's historic housing crisis, it is more vital than ever that this law remain in place to increase opportunity for renters with disabilities to remain in their homes without constant fear of displacement. Adding to the number of ways in which Grante Staters can become housing insecure, will only further limit the housing opportunities for those who already under the best of circumstances are at a significant disadvantage.

Displacement shatters fundamental security, forcing children to leave the natural supports of schools, trusted teachers and mentors, friends, neighbors, and community institutions and can even likely throw families into homelessness.

According to the National Council on Disability, Granite Staters living with disabilities face eviction at 2 to 3 times higher rate than those who are non-disabled. Eliminating good cause protections would greatly increase this eviction rate disparity.

During the state's historic housing crisis, it is more important than ever to secure the rights of disabled people to maintain stable and safe housing.

Our Council, by law is comprised of at least 60% people with developmental disabilities and parents or guardians of people with developmental disabilities. These members are volunteers advocating for disability justice by identifying the barriers to leading inclusive and integrated lives of choice.