Written-Only Proponent Testimony Regarding House Bill 2768
House Committee on Commerce, Labor and Economic Development

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Dear Chair Tarwater and Members of the House Committee on Commerce, Labor and Economic Development:

Thank you for the opportunity to provide proponent testimony in support of House Bill 2768. My name is Brandi Galbreath, and I serve as the Community Housing Coordinator for the City of Emporia, where I act as the local point of contact for residents navigating landlord-tenant matters and housing-related concerns.

House Bill 2768 offers a practical and balanced policy solution that ensures Kansas renters may utilize multiple payment methods to submit rent, provided the full amount is paid on time. Many renters rely on layered income sources including wages, disability benefits, veterans' compensation, child support, or other public benefits that may be distributed on different dates and through different payment systems that may not align with rigid single-payment methods. Allowing flexibility in payment methods strengthens timely compliance rather than undermines it.

In 2023 and 2024 combined, approximately 32,400 eviction cases were filed in Kansas courts. While not all filings result in physical displacement, eviction filings themselves carry long-term consequences for tenants and administrative costs for property owners and courts. Policies that remove preventable barriers to on-time rent payment help reduce unnecessary filings, lower turnovers, and promote housing stability without diminishing a landlord's legal rights.

Importantly, HB 2768 does not interfere with a landlord's ability to:

- Require full rent payment by the due date
- Assess lawful late fees
- Pursue eviction when rent is not paid in full

Instead, the bill allows for payment flexibility while preserving enforcement and supports responsible tenants who are able to pay but may rely on multiple income streams.

HB 2768 is a sound approach that supports housing stability, reduces avoidable court involvement, and respects both tenant and landlord interests. For these reasons, I respectfully urge the Committee to vote in favor of House Bill 2768.

Respectfully submitted,

Brandi Galbreath
Community Housing Coordinator
City of Emporia