Written-Only Proponent Testimony to HB 2768

Speaker: Rachel Russell

Date: February 20, 2026

Chairperson and Members of the Committee,

Thank you for the opportunity to submit testimony in support of HB 2768.

My name is Rachel Russell, and I am a Wyandotte County resident. I offer this testimony based on my lived experience navigating housing instability and rental systems that too often create barriers instead of supporting stability.

In November, my family moved into a rental home in Kansas City, Kansas after an extended period of housing instability. During the leasing process, we were told the required costs were the security deposit, first month's rent, and prorated rent. At no point, despite multiple interactions with the leasing company, were we informed of additional mandatory monthly fees.

In January, when we attempted to pay our rent using the required payment system, our payment was rejected because of a undisclosed $40 monthly utility fee that was neither clearly identified in the lease nor explained at signing. We were ready and able to pay our rent in full and should have been allowed to make that payment and address the $40 separately, but the system would not allow it.

While $40 may seem small, barriers like this prevent families from paying on time, disrupt careful budgeting due to hidden costs, and can trigger late fees or eviction processes even when tenants have the money and are acting in good faith.

HB 2768 addresses this broader problem by requiring consideration of all lawful income and allowing multiple payments toward rent so long as the full amount is paid when due. The bill maintains landlords' ability to collect full rent, charge processing fees, and enforce leases, while removing unnecessary technological barriers that keep responsible Kansans from staying housed.

This is a balanced solution that supports both housing stability and property owners' rights. I respectfully urge you to support HB 2768.

Thank you for your time and consideration.

Rachel Russell
Wyandotte County Resident