WebEx Proponent Testimony to Senate Bill 415

Speaker: Corey Thurman

Date: February 11, 2026

Chairperson and Members of the Committee,

Thank you for your time and the opportunity to submit testimony in support of SB 415.

My name is Corey Thurman, and I am a disabled Kansas resident living in Lawrence, Kansas. I support SB 415 because it bridges a gap in real-world remedies for a landlord's failure to uphold their duties under existing state statutes and the lease agreement.

I was forced to relocate to Lawrence from my home in Gardner, Kansas, after my apartment complex at Aspen Place Apartments was condemned by the City of Gardner. I moved into Aspen Place in 2012 and was a tenant until the Condemnation Notice was placed on the complex in May 2025. As a tenant, I did everything I could to maintain my obligations under the lease agreement and paid monthly rent per that lease.

During my thirteen year tenancy at Aspen Place, I experienced three different management companies, two water main breaks, plumbing issues, roach infestations, and rent was incrementally increased from year to year. At one point I was without running water for over four days, and had cockroaches coming out of the electrical sockets. These are not problems that just appeared overnight. The landlord knew the property was falling apart but chose to continue to rent units out to people who had no where else to go.

Despite signing my renewed one-year lease agreement in September of 2024, I was given 48 hours to gather my belongings, leave my home of thirteen years, and find alternative housing. I spent most of the next three weeks living between four different hotels before I was able to find an apartment in Lawrence. I incurred close to $5,000.00 in expenses tied to the hotel stays, storage locker fees, and vehicle repairs to facilitate my move from Aspen Place. I have not received anything from my ex-landlord since leaving Aspen Place.

Under the current setup, tenants like me who are following the terms of the lease and state law cannot genuinely expect to be paid back our lost money when a landlord fails to do the same. The existing law ignores the power imbalance between and landlord and tenant. By adopting SB 415, tenants will have more options available, and the Kansas Attorney General's Office at the ready to hold landlords accountable for willful misrepresentation of material facts and deceptive acts.

For these reasons, I respectfully urge the Committee to vote "Yes" on SB 415.

Thank you for your time and consideration.

Corey Thurman

Former Aspen Place Apartments Tenant, Douglas County Resident, Kansas Resident