Proponent, Written-Only Testimony to the Senate Judiciary Committee
Senate Bill 415
Talita Leikam, Overland Park, KS
Tuesday, February 10, 2026

Dear Chairwoman Warren and members of the committee,

I am writing to voice my support for SB 415, and to request your support for its passage.

As a resident and community health service provider in Johnson County, Kansas, it was appalling to watch the displacement of 180 people living at the Aspen Place Apartments in Olathe, KS within 48 hours of a city firetruck getting stuck in a sinkhole in the complex. Not only did those individuals and families have inadequate time to relocate, but they were unable to recover rent or security deposits in a timely manner if at all, struggling to foot the financial burden of moving.

In my work with adults with mental illness and disabilities in Johnson County, I see conditions like those that shut Aspen Place down daily. I have witnessed families with children be exposed to water leaks and mold for months at a time, families go for days without functioning toilets and showers, and elderly individuals suffer injuries due to slipping on leaked water among other unsafe conditions. With shocking frequency serious maintenance issues go unaddressed for months and even years despite every effort made by residents to request that their landlords address them.

On multiple occasions my clients have eventually had to move residences with no financial compensation for their discomfort and damage to their property incurred while living in unsafe housing conditions, let alone recoupment of moving costs. SB 415 provides a simple, common-sense fix to the lack of accountability, giving the DA or AG the ability to enforce standards already existing under the Kansas Residential Landlord Tenant Act and renters the ability to recoup damages and legal fees by applying the Kansas Consumer Protection Act.

I assure you that enacting SB 415 would have an immediate, meaningful impact on the wellbeing of Kansas Residents, simply by increasing the means for enforcing already existing standards for health and safety.

I appreciate your consideration and ask you to support SB 415.

Thank you,

Talita