

Senate Committee on Judiciary
HB 2378
March 17, 2025

Rebekah Gaston
Former Eviction Defense Attorney

Chair Warren and Members of the Committee,

Thank you for the opportunity to provide neutral testimony regarding HB 2378. I think it is important for committee members to hear the perspective of attorneys who have represented tenants as you consider this bill.

The most concerning portions of the bill include:

1. The overall lack of due process protections for individuals whom property owners allege are squatters
2. Lack of judicial remedies prior to removal

In a standard eviction case, the property owner must issue a notice to vacate prior to the filing of an eviction case. Eviction cases move incredibly quickly, with an answer hearing between 3 and 14 days after the filing of the petition, and a trial within 14 days of the answer hearing. It is almost impossible for a tenant to receive a continuance of the trial date. In over 10 years of law practice, I did not see other types of cases move anywhere near that quickly.

I hope the committee will have the time to give this HB 2378 – and the rights it may affect – careful consideration prior to making significant changes to this area of law.

Thank you,

/s/ Rebekah Gaston
Kansas Attorney