

## HB 1469 -- Landlord-Tenant Small Claims Court Actions

Sponsor: Cross

Currently, any landlord organized as a corporation that owns and manages rental property cannot bring an action to remove a tenant without being represented by an attorney. This bill authorizes a corporation or unincorporated association to be represented in small claims court by the president or vice-president of the entity for any claim of \$5,000 or less for any action regarding expedited eviction, unlawful detainer, rent and possession, or ejectment.

The bill also allows a landlord to file a claim in small claims court for the ejectment of a tenant in order to obtain possession of a premises and increases the amount in controversy from less than \$3,000 to not exceeding \$5,000 for a case where the judge of a small claims court will have original jurisdiction.