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June 17, 2025

The Honorable Aisha Wahab
California State Senate
1021 O Street, Suite 8530
Sacramento, CA 95814

Re: SB 436 (Wahab) – Unlawful detainer: *notice to terminate* tenancy - As amended June 17, 2025 - Oppose

Dear Senator Wahab:

On behalf of the listed organizations, we are writing to inform you that our organizations continue to oppose SB 436, your bill that would, as amended, allow tenants an additional 14 days after the first of the month to pay rent.

SB 436 would allow all tenants to unilaterally delay their rent payments until the middle of each month, regardless of financial need or mutual agreement with the housing provider. This proposal is not narrowly targeted; rather, it imposes a universal mandate that undermines existing lease agreements and the principle of timely rent collection that underpins housing operations across California.

This measure effectively **recasts rental housing providers as involuntary creditors**, forcing them to provide housing without receiving payment on time, even when tenants are not facing financial hardship. This is an arbitrary shift of financial burden from the tenant to the housing provider.

The consequences for housing providers—especially **small, mom-and-pop landlords who own a single unit or a duplex**—are severe. These property owners rely on prompt rent payments to meet their own financial obligations. **They must still pay the mortgage**, insurance premiums, utilities, maintenance costs, and an ever-growing list of local government taxes and regulatory fees, regardless of when rent is received.

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SB 436 risks destabilizing the very rental housing stock California must preserve, while providing no actual aid to those most in need. A blanket rent delay does not solve housing insecurity—it threatens to worsen the financial stability of rental housing providers.

For these reasons, we must respectfully oppose SB 436.

Sincerely,



Debra Carlton, *Executive Vice President*
State Government Affairs
California Apartment Association



Karim Drissi
Senior Vice President of Legislative Affairs
California Building Industry Association



Susan Milazzo, *Chief Executive Officer*
California Mortgage Bankers Association



Dale DiGennaro, *President*
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Amanda Walsh, *Vice President of Government Affairs*
Orange County Business Council

cc: Assembly Judiciary Committee