



[denverwomenscollaborative.org](http://denverwomenscollaborative.org)

Center for Work Education  
and Employment (CWEE)

[www.cwee.org](http://www.cwee.org)

The Delores Project

[www.thedeloresproject.org](http://www.thedeloresproject.org)

Florence Crittenton Services  
of Colorado

[www.flocritco.org](http://www.flocritco.org)

The Gathering Place

[www.tgpdenver.org](http://www.tgpdenver.org)

Girls Inc. of Metro Denver

[www.girlsincdenver.org](http://www.girlsincdenver.org)

Mi Casa Resource Center

[www.micasaresourcecenter.org](http://www.micasaresourcecenter.org)

SafeHouse Denver

[www.safehouse-denver.org](http://www.safehouse-denver.org)

Warren Village

[www.warrenvillage.org](http://www.warrenvillage.org)

Work Options for Women

[www.workoptions.org](http://www.workoptions.org)

Senate Local Government Committee  
200 E Colfax Ave  
Denver Co 80203

Hello and thank you for allowing me to testify today in favor of Senate Bill 010. My name is Kristen Seidel, and I am here on behalf of the Denver Women's Collaborative. I am here to tell the very personal story of one of the members of The Gathering Place, to protect the privacy of the member I will be calling her M today.

M is a Spanish speaking woman with limited English. She had over 15 years of good tenant history before this incident in 2015. One day she was approached by her landlord and told that she was not paying rent and would be evicted. M was distraught by the news and went to the Gathering Place for help. They knew her history and knew that she was in-fact making payments for rent. As time went on the landlord changed his story from M making no payments to claims of M making only partial rent payments. It didn't take long to recognize there was a pattern of the landlord bullying M to pay more, and The Gathering Place saw the need to step in and assist M where they were able. The landlord continued to cause so much trouble, including coming to The Gathering Place to harass both The Gathering Place and M for money, that he was banned from entering their doors. In order to help, The Gathering Place needed proof from the landlord on what M had and hadn't paid in rent. The Landlord was unable to produce any form of proof of payment and proceeded to file for eviction. We all know how an eviction would affect M's ability to find another place to live so The Gathering Place agreed to pay the eviction fee of \$400 with the understanding that M would find a new place to live. Unfortunately M was unable to find a new place to live and the landlord pulled her aside and said he would let her stay in the rental. It wasn't long after that he once again filed for an eviction and M was without a home. This whole experience proved to create both mental and physical anguish for M, who has long lived under the stress of poverty. After being evicted she has become homeless and is still living without a home today.

This case was a classic case of unverifiable information. With no receipts or documentation to prove otherwise it becomes a great burden to all involved. According to the Colorado Apartment Association more Coloradoans are choosing to rent instead of own due to the cost of living and to support a more nomadic lifestyle among young professionals. Which is why it is so important for



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Colorado to put in place protections so we do not hear more stories like M's. When 90% of landlords enter court with legal representation and only 1% of tenants do, it is clear who is the most vulnerable in these situations. It is true that the majority of landlords are good people who would never think to steal money from tenants, but it is also true that some landlords do steal from their tenants. These landlords must be held accountable, and protections must be put in place for people like M. It is our duty to not only protect the interest of landlords, but the rights of tenants and this is why we at the DWC see Senate Bill 10 as necessary bill to support, and is why we ask for unanimous support from you today.

Sincerely,

*Kristen Seidel*

Kristen Seidel  
Executive Coordinator  
On behalf of The Denver Women's Collaborative  
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