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SENATOR WILL: So from a practical point of view, in your opinion, if there was a wastebasket in the corner with a bunch of trash in it, the landlord is not going to worry about it and probably the tenant won't either.

SENATOR KRISTENSEN: I would think that is true.

SENATOR WILL: Thank you.

SPEAKER BAACK: Thank you, Senator Will. Now proceed to Senator Lowell Johnson.

SENATOR L. JOHNSON: I'd like to direct a question to Senator Kristensen, if I may please.

SPEAKER BAACK: Certainly.

SENATOR KRISTENSEN: Yes.

SENATOR L. JOHNSON: Senator Kristensen, I don't have a standard form of a rental lease in front of me, but are you aware of any special clauses or sections in that standard lease form used by many people for apartments or homes contains anything like this?

SENATOR KRISTENSEN: No, I'm really not. I've done a number of leases for landlords and be it farm leases and so on, and usually the terms in those are that the tenant agrees to vacate the premises and remove all property at the end. But it never really addresses what are the remedies, what do you do if they don't do it. If you break other terms of the lease, you can throw them out and sue them for damages and so on, but here it is how does the landlord protect himself and, no, I'm not aware of any.

SENATOR L. JOHNSON: Notwithstanding that then, or perhaps a clause could be inserted in the lease form that is used by tenant and landlord covering this particular thing, notwithstanding this particular bill that you're proposing. Would that be possible?

SENATOR KRISTENSEN: If I understand your question right... (interruption)

SENATOR L. JOHNSON: Say any personal property left on the premises that you have vacated for a period of more than 10 days