



Testimony

House General Laws
Housing/Consumer Protection Subcommittee

Feb 1, 2024

[HB598](#)

Virginia Residential Landlord & Tenant Act; landlord remedies,
noncompliance with rental agreement.

The League of Women Voters of Virginia supports this bill. We need to extend the “pay or quit” time period from five to fourteen days, returning to the longer time period that was in place for most of the COVID pandemic.

This bill also:

- Will give tenants more time to catch up their rent before facing eviction. It requires that landlords give tenants a written notice of the rent amount plus late fees due and 14 days to pay or leave before filing an eviction. Current law requires landlords to give tenants only 5 days.
- Provide additional time, tenants are more likely to have received a paycheck or government assistance, allowing them to catch up on rent before they end up in costly eviction proceedings.
- Slow down evictions will save landlords work and money
landlords will receive the full amount of rent they are owed instead of spending additional money on court fees to get a judgement they may not be able to collect.