

February 17, 2009

Public Hearing of HB5979

My name is Fanny Marone, I still live on the street where I grew up. I've seen many changes in the past 30 plus years. I've seen many beautiful homes destroyed over the years as the neighborhood changed from homeownership to investment properties.

At first this investment model worked but at some point as the characteristics of the tenants began to change so did the appearance of the houses. I tell you this because I experienced it. I watched as the quality of life of my family and my neighbors slipped away. Property owners seem to lose control of their tenants and if that wasn't bad enough the "professional tenant scam" appeared on the scene.

By this I mean a tenant who knows the ropes, knows how the eviction process works, knows how to present themselves as a poor beset upon tenant and also knows how to use the health department for their personal benefit. In other words knows how to prolong their tenancy so as not to pay rent.

My feeling is that HB5978 will bring some fairness into this situation. It will be a win win for all involved. The cities have a better chance to collect taxes from property owners who are able to collect their rents on time. Once the word is out that the scam is over the housing courts should be less jammed and be able to run more efficiently. The responsible tenant will have his day in court and whatever problem he or she may have will be resolved, however the professional tenant will find that the game is over and have to pay the property owner the rent that he is rightfully due.

I am asking that you give the neighborhoods a tool that can help us with our revitalization efforts.

I am asking that you pass this important bill.

Sincerely,

Fanny Marone
President Crownbrook Neighborhood Association
38 Summer Street
Waterbury, Ct 06704

PS: The neighborhood associations grew out of this time frame because of the lawlessness and blight that was becoming evident. Unfortunately the battle goes on.