



State of Connecticut  
HOUSE OF REPRESENTATIVES  
STATE CAPITOL  
HARTFORD, CONNECTICUT 06106-1591

1 A

**REPRESENTATIVE ANDRES AYALA, JR.**  
ONE HUNDRED TWENTY EIGHTH ASSEMBLY DISTRICT

LEGISLATIVE OFFICE BUILDING  
ROOM 4027  
HARTFORD, CT 06106-1591

CAPITOL: 860-240-8585  
TOLL FREE: 800-842-3267  
FAX: 860-240-0206  
E-MAIL: Andres.Ayala@cga.ct.gov

**MEMBER**  
FINANCE, REVENUE AND BONDING COMMITTEE  
PUBLIC HEALTH COMMITTEE  
REGULATIONS REVIEW COMMITTEE

March 8, 2012

Good Morning Chairmen Gomes and Butler, ranking members, Vice-Chairs and members of the Housing Committee. I am here to give testimony regarding **Raised Bill 190: An Act Concerning the Rights and Responsibilities of Landlords and Tenants Regarding Bed Bug Infestation.**

Last year I worked with the General Law Committee in regards to a bedbug bill and mattresses. As I worked on the bill, I kept coming across many stories of both landlords and tenants who complained about whose responsibilities it was to take care of a bed bug infestation. In many cases I would consult with my local Public Health Department, but it seemed like no one really wanted to take responsibility over whose job it was to take care of the problem. For the past year, a group of advocates and professionals in the field have met with me to discuss and propose language which might effectively deal with this most serious epidemic.

This bill begins to delineate those responsibilities in an equitable manner which explains what the landlord duties are and what the tenant's duties are as well. Section 1(b) explains clearly the responsibility of a landlord to disclose information to a potential tenant. If I were a prospective tenant, I would want to know if the apartment I was renting had been exposed recently to any infestation. As a tenant who is going to pay first and last month's rent I would want to make sure I am going into an apartment free of any bed bugs. In section 1(c) the landlord has the right to know if the prospective tenant is vacating an apartment which was infested with bed bugs and who might be traveling with them and potentially infest the apartment which they might move into. I have often heard the back and forth fight of tenants and landlords who claim the infestation is blamed on the other party. As the bill continues in section 1(d)

1. The tenant notifies the landlord of a potential infestation. The landlord conducts an inspection no later than 5 days and no later than 10 days employ certified applicators to conduct a second inspection.

2. The tenant shall undertake at the tenant's expense all reasonable measures to eliminate and control the infestation that are requested by the certified applicator that is hired by the landlord.
3. This section continues to provide a balanced approach where the landlord may offer financial assistance to a tenant. If the tenant agrees to receive the assistance, then the landlord may charge the tenant the cost of the reasonable measures on a repayment schedule not to exceed six months. Once again you will notice there is a balanced approach which is placed on both parties.

You will notice in section 2 of the proposed bill the landlord may apply to the Superior Court to obtain injunctive relief to compel any tenant who fails to work with them to address the infestation in his/her property. In many instances, it is difficult for an owner to deal effectively with an infestation because the tenant is not cooperative. With this language the owner now has a remedy to deal with such tenants. As a legislative body we must address this issue of bed bugs because the matter is unclear - SB 190 starts to explain what those responsibilities should be. I believe the bill is balanced and will hopefully help to reduce the recurrence of bed bugs.

I would ask that this committee support the language of this bill. If you have any questions, or wish to discuss further, please feel free to reach out to me or any of the members which helped to research this bill.

Respectfully Submitted,  
Andres Ayala