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Connecticut Property Owners Alliance,Inc

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April 1, 2013

I am Robert De Cosmo, president of the CT Property Owners Alliance representing over 10,000 rental apartments in our State.

We support HB #6661, AN ACT CONCERNING USE AND OCCUPANCY PAYMENTS IN SUMMARY PROCESS MATTERS

Most of our members have experienced the unfortunate reality and consequences when a tenant fails to live up to their obligations in a lease agreement.

CTPOA supports this proposal making the "Escrow" provision in our summary process statutes more effective by shortening the timeline for a hearing and closing an often used delay tactic; the tenant filing a motion to reopen a judgment without any meaningful payment.

In Connecticut we loose an estimated quarter of a billion dollars annually to evictions. This proposal if enacted will make "Payment into escrow" a standard motion in non-payment evictions and will be a benefit to all.

CTPOA believes HB #6661 will;

- **Diminish the number of frivolous complaints from tenants to code officials as retaliation for being evicted; lessening the workload for these financially strained departments.**
- **Send a message to those tenants who prey on landlords by trying to live rent free that this type of behavior is unacceptable and irresponsible.**
- **Will decrease the number of eviction cases in Connecticut's Court system.**
- **Help property owners better maintain their buildings lessening urban blight.**

It is important to understand rental property owners due not evict good tenants nor do they evict tenants who have fallen on some hard times without great consequence. The overall cost to replace a tenant through an eviction is approximately $5,000 including lost rent, legal fees, repairs and lease-up costs. This is a large expenditure in today's market and evictions are an owner's last resort and a practice that is best avoided but far too often, it is necessary!

Sincerely,

Bob DeCosmo