

Pachkovsky, Alex

From: Mike Perugini <mikep1188@yahoo.com>
Sent: Monday, April 01, 2013 8:36 AM
To: Jud Testimony
Subject: Re: HB# 6661

My name is Michael Perugini and my wife and I have several rental properties throughout Connecticut. We have been managing these properties for the past 17 years and both support this bill, specifically the payment of arrearage into escrow at the start of the eviction. This will serve to screen out those tenants who have no legitimate defense and are merely using the system to go from apartment to apartment while avoiding paying rent. Keep in mind that current laws allow the Courts little leeway in delaying the ultimate entry of judgment for possession for the landlord. The current system hurts the average paying tenant more so than the average landlord, as many landlords, such as ourselves, do this for a living and a profit. The loss of rental, as well as associated eviction fees (currently in the hundreds of dollars) only serve to drive up rental charges for every tenant, as operating rental properties at a loss is a recipe for disaster. I could speak all day on experiences to this matter, but suffice to say that the passing of this bill will serve as a deterrent to those tenants, being evicted for non-payment of rent without a legitimate dispute, from abusing the system for the sole purpose of delay. This Committee should keep in mind, from my many years of experience in this business, the current procedures actually serve to encourage the irresponsible tenant to not pay rent, knowing that they can gain the system for the purpose of time delay.

Thank you,

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