

McCall, Brandon

From: Don Orsini <don.orsini@stowerrealty.com>
Sent: Monday, March 03, 2014 3:35 PM
To: HSGTestimony
Subject: Raised Bill #5438

Housing Committee Public Hearing, March 4, 2014
The Rights & Responsibilities Of Landlords And Tenants Regarding Bed Bug Infestation

Honorable members of the Housing committee:

As chairman of the Legislative Committee for the Greater Waterbury Board of Realtors I would like to concur with the changes that are being requested by the **CT Property Owners Alliance, Inc. to Raised Bill #5438. Changes requested.**

1. The 60 day disclosure requirement needs to apply to both owners and tenants. An owner needs to consider the risks of leasing a unit to a tenant coming from an infested apartment. If a tenant is coming from an infested unit, the owner may reject the tenant's application on this ground and a failure to disclose from a tenant will be subject to the same penalties as an owner's failure to disclose under section 1.
2. Delete all language curtailing an owner's right to a "Lapse of time" eviction.
3. An owner must maintain the right to treat the unit themselves. Bed Bugs may be successfully treated by non-toxic methods such as steam cleaning and diatomaceous earth. Requiring licensed exterminators is costly and not necessarily more effective. Even professional applicators often require two or more treatments!
4. An owner needs access to treat an infestation quickly. I suggest an owner be allowed to enter with or without a tenant's consent 72 hours after supplying written notice by posting of such notice on the unit door, or by sliding it under the door or both.
5. Limit a Condo owners liability concerning treatment and inspections to adjoining and adjacent units or delete this section.

Yours truly,

Don Orsini

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