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## **Housing Committee Public Hearing, February 17, 2015**

### **The Rights & Responsibilities Of Landlords And Tenants Regarding Bed Bug Infestations**

#### **Testimony of Bob De Cosmo, President of the CT Property Owners Alliance, Inc. In favor of H.B. 6759**

Honorable members of the Housing Committee, I appreciate the opportunity to supply this testimony on Bedbugs, a subject that we have become very familiar with since 2011.

The Connecticut Property Owners Alliance represents approximately 16,000 rental units and we have hosted and participated in many meetings concerning Bed Bugs. We realize this problem is often through no-fault of either the owner or tenant and swift treatment is the best way to control an infestation.

We wish to point out some changes we feel will make this Bill more effective, they are;

1. **In Section 1-B-1**, an owner is allowed to treat their own unit but have just 5 days to cure the infestation; afterwards, they need an inspector to declare the unit is pest free; this is an unrealistic timeframe for a successful outcome.

Most if not all treatments require two applications of a pesticide and the second treatment is applied typically 15 days after the initial treatment so an owner will not be allowed to treat their own units under this proposal as they will always fail with their first treatment.

We request an owner who is diligent be given the same time-frame to cure an infestation as a certified applicator only because Bed Bugs are not difficult to kill but they do need to be in contact with the poison and 5 days is insufficient.

2. **In Section 1-3-D-2**, if a tenant refuses to allow entry to their unit for treatment of, or an inspection for Bed Bugs, their refusal shall be grounds to bring an eviction action for “Serious Nuisance” under CT Statutes as the tenant’s refusal has jeopardized the Health, Safety and Well-Being of the other occupants in the building.
3. **In Section 1-3-D-2**, Following the sentence “the same as the entry fee for a small claims case, add the words; ***“or request a waiver of court fees.”***