

McCall, Brandon

From: BRIAN PHILLIPS <bphillips@snet.net>
Sent: Friday, January 30, 2015 12:36 PM
To: HSGTestimony; CT Property Owners Alliance Inc.
Subject: Current bills

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To whom it may concern:

I am writing to express my support and concern of the following bills:

PB #5365
PB #6133
PB #5897

As a property owner for many years, it is not fair when a tenant destroys your property, and then stretches out the time until we have possession of our property. Add to that the storage fees to keep safe nothing but garbage adds to the cost of being a landlord. My husband and I became landlords to supplement our retirement. It isn't fair that the "bad tenant " has all the rights.

The other bill allows a grace period for landlords engaging in an activity they did not know existed and that they had to follow or be fined. I know of no automatic announcement to each Landlord of the new and changes in laws. The majority of us landlord are good people and keep up their properties and DO want to follow the rules. One warning and then you can't say I didn't know about that, and a fine then should be enforced.

Finally to have the tenants repair the damaged property to original standards is good. Why should they break a new stove and replace with a tag sale on it's last leg appliance. The tenant should pay for locks they break.

PB #103

Any new disclosures only produces the amount of paperwork and support people to follow it. I do not agree with this one.

Thanks you.

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