

February 3, 2015

To the Honorable Members of the Housing Committee:

I do not support the Proposed Bill #103. Most multifamilies in Connecticut were built before 1950 and do not have sprinkler systems. Plus, they are smaller buildings. It's pretty easy to look at a ceiling and detect a sprinkler. There is no reason to have more paperwork on something that's obvious. One way to combat fires would be to pass and enforce a law to prohibit smoking in any area of a multifamily or apartment building. Of course, that would be political suicide and encroach on smoking "rights." It's so much easier to go after landlords.

I bought my first 3 family in 1979, which I still own, plus own two others in the State. I stopped buying investment property 25 years because I could see the handwriting on the wall in that housing laws are slanted against landlords. I would be happy to talk with you *about my experiences*.

Thanks you for your consideration.

Linda Ahlstrand
48 Holly Ct
Berlin, CT 06037
860-829-8558

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To the Honorable Members of the Housing Committee:

I do not support the Proposed Bill #5377. Most cities and towns already have housing codes which would address window locks. If a tenant damages a lock, the tenant should be liable and responsible for paying for the repair. If a lock fails under normal wear and tear, it is the landlord's responsibility to repair and pay for the repair.

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To the Honorable Members of the Housing Committee:

I support the Proposed Bill #6133 which allows for a landlord who inadvertently violates a Fair Housing law should have a chance to be educated and trained regarding the laws as opposed to be thrown under the bus. These huge financial penalties can ruin a landlord. I support having a "first offender" status. Most landlords, as in my case, don't own many properties which makes for less unit turnover and less awareness of Fair Housing implications. As you know, all purchasers of residential properties receive a lead based disclosure form and pamphlet and must sign off on it. There is now also a CO2/smoke detector form at closing. Why not make a Fair Housing pamphlet part of the closing process on any multifamily purchase? This would help a new landlord immensely.

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To the Honorable Members of the Housing Committee:

I support the Proposed Bill #5356 for limiting the amount of days to 14 that a landlord is required to pay for tenant displacement. Even with this limitation, the probable cost could be at least \$2000, depending on the family size, and could seriously harm a landlord's financial position making it difficult to maintain that particular property. Also, a landlord should not be held liable for paying for tenant relocation due to code violations that are not the fault of landlords.

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