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Housing Committee Public Hearing, February 23, 2016

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

Testimony of Bob De Cosmo, President of the CT Property Owners Alliance, LLC. In support of H.B. 5335

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 one change we feel will make this Bill more effective, it is;

1. **In Section 1 (B) (1);** an owner is allowed to treat their own unit but has in essence 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.

The reason: most if not all treatments require two applications of a pesticide and the second treatment is applied typically 15 days after the initial treatment. An owner will not be allowed to properly treat their units under this proposal as they will most often fail with their first treatment nor do I believe a certified pest management firm will sign off stating the unit is free from infestation after only 1-treatment being applied rendering the owner right; useless.

We request HB5335 be revised allowing an owner to be given the same time-frame to cure an infestation as a certified applicator because Bed Bugs are not difficult to kill but they do need to be in contact with the poison from some time and 5 days is simply an insufficient time period.

Sincerely,

Bob DeCosmo