

Dear Legislators,

My name is Frank Nunes and for over 20 years I have been a landlord in CT. I firmly believe in fairness and equality in housing for all of CT's residents without discrimination of any form. Having said that, I also believe in fairness for all landlords.

The current system in place to monitor compliance with federal and state fair housing protections is not effective, objective or fair.

It is not equitable that the complainant can appeal the findings of an investigation unlimited times, while the landlord cannot. This provides a perverse incentive for landlords to accept blame when it is undue as they cannot afford endless legal defense costs.

Just as respondents are required to submit affidavits under oath, so should complainants, no one wants to be confronted with baseless allegations simply because there is not disincentive to fabricate or exaggerate allegations.

Damage awards should be limited to the value of actual damages incurred, we should not incentivize the creation of and growth of an industry around exploiting housing fairness violations, the same concept as applied to anti entrapment laws.

The burden of proof, for such serious allegations and with such potentially significant penalties and implications should be higher. Burden of proof should be raised to "Preponderance of the Evidence".

All allegations should be screened by an independent process to ferret out frivolousness and retaliatory allegations and reports.

Audio Recordings made without the knowledge or consent of all participants are and have been against CT and federal law. Any case where such illegal recordings are presented should automatically be dismissed for they are in violation of the law and the civil rights of the party being recorded.

Sincerely,
Frank Nunes