

From: Linda Baumgarten [REDACTED]
Sent: Thursday, February 07, 2019 9:31 AM
To: HSGTestimony
Subject: RE: HB #5713, HB #54, HB #5712: Against

HB # 5713 Inquiries About the Criminal Convictions of a Prospective Tenant

Read: SB # 54 A Landlord's Ability to Review Criminal Records Relating to a Prospective Tenant

Read: HB #5712 An Act Concerning the Connecticut Clean Slate Law

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To Whom It May Concern,

Before you ask someone to marry you, you go on several dates. You would never get engaged without knowing the other person.

It is the same way with us as property owners. We cannot move anyone in without screening them. After all, we need to know we can collect the rent in a timely manner so that we can maintain the building properly. Also, the other people in the building have a right to expect that they have a safe place to live in.

We need to understand someone's criminal history to accomplish this. Over the years, we have rented to people who have had a criminal record. We were able to consider the type of offense, length of time since the offense, had conversations with their parole officer and family and employer. In other words, we were able to screen and accept the risk.

The aforementioned Bills says that you can't ask about any criminal activity until **after** you have made an offer to rent.

First of all, that is very disappointing to the applicant. First they think they have a place to live and then they get declined? We believe this will lead to discrimination claims being filed against us because of this disappointment.

These bills limit you to only consider the criminal activity of the past 7 years, when in fact your applicant could have been incarcerated for those 7 years.

This bill also fails to make any distinction between jay-walking and murder.

Please continue giving us the ability to screen tenants so that we can give the best living experience possible to our current residents.

Thank you

Linda Baumgarten
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