

Sent: Tuesday, February 18, 2020 10:49 AM
To: HSGTestimony
Cc: Suzanne Johnson; Liana Wortel; Eric De Feo
Subject: We oppose the Bill to limited background checks and capping late fees!

Landlords' property is leased under lease agreements and these CT bills are making it harder to enforce leases because certain criminals and bad credit tenants are now given the legal audacity to care less about their apartments. A landlord's job is hard enough, and now, you are making criminals and people with bad credit our responsibility?

We do not have the resources to deal with these problems.

Is CT going to provide our buildings with FREE security 24 hours/day to protect us and our good tenants from criminals?

Is CT going to cover our legal bills when it forces us to keep paying attorneys to evict non-paying tenants?

These laws are really, really unfair and UNJUST. Please stop punishing landlords and pretending all tenants are victims. These laws are victimizing landlords.

SB 109 - Concealing criminal records: We oppose this Bill as there there is no ability to uncover career criminals...you can't just arbitrarily put a time value on something, more variables need to be assessed including the number of crimes and severity of crimes. ALSO, Connecticut will become a beacon for convicts to move here and this will endanger the public's safety.

<https://www.cga.ct.gov/2020/TOB/s/pdf/2020SB-00109-R00-SB.PDF>

HB 5122 - Civil rights protections to criminals: endless lawsuits against landlords and real estate agents that try to protect themselves and their tenants from career criminals. This will create delays in filling vacancies due to appeals of denials.

<https://www.cga.ct.gov/2020/TOB/h/pdf/2020HB-05122-R00-HB.PDF>

HB 5126 - Capping late fees: allowing tenants to request inspections before they move in (renegotiate your lease or extort \$\$ from you to release them) and expand government control over your business while limiting late fees you can collect (also remember when you evict, tenants will have free lawyers and a right to housing ...see Senate Bill # 105 above)

<https://www.cga.ct.gov/2020/TOB/h/pdf/2020HB-05126-R00-HB.PDF>

HB 5118 - Security Systems: Will become a great target for vandalism and a way to further place landlords into a financial bind with false alarms being pulled. If we can select the tenants we want to rent to and not be forced to rent to career criminals, we will not expose our residents to needless risk

<https://www.cga.ct.gov/2020/TOB/h/pdf/2020HB-05118-R00-HB.PDF>

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