

**From:** MICHAEL CERVELLINO <m.cervellino@snet.net>  
**Sent:** Friday, February 14, 2020 10:25 AM  
**To:** HSGTestimony; Stephanie Cummings; Tony D'Amelio; Rob Sampson  
**Subject:** written testimony for 2/18/2020 SB 105, SB 109, HB122, HB 5122, HB5123, HB5126, HB5118 I do not agree with any of these proposed bills VOTE NO

written testimony for 2/18/2020 SB 105, SB 109, HB122, HB 5122, HB5123, HB5126, HB5118 I do not agree with any of these proposed bills VOTE NO

**There needs to be LARGE SCALE PUSH-BACK.**

I do not agree with any of these proposed bills!

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**Here's just some of the bills on for Tuesday...** (full agenda is further below) .... HB = House Bill, SB = Senate Bill

**SB 105 - Tenant's Right To Housing** = Free eviction lawyers and delays in getting non-paying rental units back under your control.

<https://www.cga.ct.gov/2020/TOB/s/pdf/2020SB-00105-R00-SB.PDF>

**SB 109 - Concealing criminal records** = robbers will rob landlords, rapists will rape landlords and murderers will kill landlords.

<https://www.cga.ct.gov/2020/TOB/s/pdf/2020SB-00109-R00-SB.PDF> ... *please stop this proposal in memory of my former business associate, Izzy Ellin who was killed by his tenant that had 17 cases with 27 prior convictions but only 5 showed up on the free CT Judicial website as they already truncate criminal records on that website!!*

**HB 5122 - Civil rights protections to criminals** = endless lawsuits against landlords that try to protect themselves and their tenants from career criminals and delays in filling vacancies due to appeals of denials

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

**HB 5123 - Strict liability for lead poisonings**, considering the new HUD lower levels for determining a child is poisoned = \$\$\$ massive loss of money from lawsuits against landlords

THE VISUAL NOBODY MENTIONS.....5 ug/dl = 1 tiny grain of salt stripped of 92% of its mass and dropped into 3.3 ounces of water and saying this microscopic spec of salt will change the flavor of the 3.3 ounces of water

Under this proposal you could be responsible for up to a lifetime of the child's lost earnings and legal fees (millions of \$\$\$) and without insurance in most cases to protect you

<https://www.cga.ct.gov/2020/TOB/h/pdf/2020HB-05123-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 - Landlords to become jail wardens** :They want to force you to rent to criminals and now turn your property into a halfway house by requiring you to install alarm systems to protect the good tenants from the criminals you are going to be forced to move-in

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

[Here's the complete agenda for Tuesday's public hearing](#)

Email written testimony before 2-18=20, 11:30am

**[hsgtestimony@cga.ct.gov](mailto:hsgtestimony@cga.ct.gov)**

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