

From: [BONOFF](#)
To: [HSGTestimony](#)
Subject: Various bills
Date: Monday, February 15, 2021 3:47:48 PM

HB6431 An Act concerning housing opportunities for justice impacted persons:

Oppose, Landlords need the opportunity to protect the tenants on their properties from higher risk potential tenants, landlords should be able to continue to operate with in current guidelines in screening their applicants. Landlords do not need extra risk associated w screening higher risk potential tenants.

HB6433 An Act concerning inspections of rental property prior to and post occupancy w an Ombudsman

Oppose, Landlords need to the ability to regulate their own apartments w out third party interference that will slow the processes adding layers of cost that all must absorb.

HB5685 An act concerning rent control:

Oppose, price controls have never worked in any industry and have failed miserably whenever tried in housing. If there is no money to improve and maintain a property while prices for only rent is held in place, properties will deteriorate and depreciate in value both financially and physically. Taxes and other expenses such as utilities, supplies and maintenance will continue to grow. Let the markets determine fair prices.

HB6437 An Act requiring landlords to notify tenants of foreclosure proceedings.

Oppose, property owners who are struggling to keep their properties do not need the added burden of informing tenants of financial hardship which will likely result in lost rent. This will likely exacerbate the foreclosures that are ongoing and hurt a property owners chances of getting their properties on firmer financial ground.

SB 354 An Act concerning rental assistance payments

Support, please pass this bill, especially during the current financial crisis, insuring that landlords get the financial help they need during the eviction moratorium, will help more be able to keep their properties.