

Esteemed Legislators:

HB 6433 An act concerning inspections of rental properties, late rent fees and creation of a Rental Housing Ombudsman: OPPOSE:

I urge you to OPPOSE this bill. This bill further restricts landlord protections against delinquent and non-paying tenants, it places tenants and landlords in an adversarial position when tenants vacate carelessly or with bad intentions, and creates another level of government regulation and oversight where none is justified.

This bill as written will further burden the landlord, obligate the landlord to a condition report before the tenant vacates and slow down the entire process of changing over tenants!

Further, this bill restricts the penalty of late rent to the point that the offending tenant would sooner pay it than make any attempt to pay past due rent up to current or bother paying rent on time at all!

This bill creates another government inspector and mediator position where none is justified. Simply inspect the unit prior to signing a lease and leave it the way you found it and the tenant is fine. The landlord simply needs to document (photograph) move-in and move-out conditions.

We have done this for years with no problems!

Don't tie our hands to more regulation!

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'T-D.', is written above the typed name.

Mr & Mrs Trevor Dorian
Landlords for 12 Years
Enfield, Connecticut 06082

