

From: [LECOKYLLC](#)
To: [HSGTestimony](#)
Subject: HB 6433 An act concerning inspections of rental properties, late rent fees and creation of a Rental Housing Ombudsman: OPPOSE:
Date: Wednesday, February 17, 2021 11:50:49 PM

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.

Late fees should be a deterrent to paying rent late, not a mere one-time charge that could easily be absorbed by the offending tenant. In CT, a late fee cannot be imposed until after the rent is 10 days overdue, or roughly 1/3 of the month has gone by! The landlords' bills are not going to be placed on hold by the vendors, creditors, utilities, and municipalities until the tenant finally pays for rent. So the landlord must have a credible deterrent that can be imposed if the tenant pays late, and continues to pay late.

This bill goes on to establish how any payments are applied to the past due rent and fees without maintaining a deterrent to late payments. This is a gross overreach of government into standard business practices and it seems the only small business being attacked this way is the landlords.

This bill places demands that landlords inspect while a tenant still has possession of the unit and commits the landlord to a statement of conditions that may not hold true after the tenant moves out! I have had many tenants say they will clean this or fix that before they leave only to find after they vacate that not only did they not keep their word, but there is significant damage done during the move-out! This whole problem can be addressed by simply documenting the move-in and move-out conditions with photographic

evidence.

As far as an inspection prior to occupancy, that is already standard practice and doesn't require legislation.

This bill sets up a potential for confrontation wherein the tenant feels the move-out condition is "good enough" and the landlord feels otherwise. Again, move-in and move-out documentation and clear expectations communicated that except for normal wear and tear, the apartment must be left as clean and undamaged as when then tenant took occupancy is all that is needed.

Legislation is not.

Rental Housing Ombudsman! Yes, we already have Fire Marshal inspections, health and housing department inspections, HUD inspections and building official inspections. Let's create another government entity to create more mandates on landlords!!! NOT Necessary! This legislation creates unnecessary burden that can easily be addressed without legislation.

Respectfully submitted,

Paul J. Januszewski
LECOKY Properties LLC
PO Box 321
Enfield, CT 06083-0321

(860)895-7863