

Susan Keller Burt
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Dear Connecticut Representatives,

I'm writing concerning Bill HB 6433 which will be before you in the coming weeks. I am a small-time investor in real estate in my local community. I started investing about ten years ago with my retirement savings and now rent and manage five two-bedroom condos in Cheshire, CT. During my ten years as a landlord, I have had approximately two dozen tenants. I have had nothing but good experiences with my renters. I have had no late payments, no evictions, no court cases of any kind. My tenants have always been good about paying rent and in return I've tried to be the most responsive landlord that I can be. Any requests for a repair are answered in just hours and typically fixed within a day or two. My renters have all left on good terms. In the past ten years, only one tenant didn't get 100% of their security deposit back because of damages. That one tenant lost \$100 dollars because I had to replace a door that their cat clawed through. I only charged her for the price of the door and I did the work myself with my husband. Like I said, we are small-time investors.

That being said, I find it very intrusive that the State of Connecticut finds that I need a "housing ombudsman" to be present for my first walk through and last walk through with a tenant. You are creating an issue that in my case, a landlord in Cheshire, Connecticut, is a non-issue. My tenants leave the keys in the unit, I walk around for five minutes and then promptly close out their tenant's account and send them their money. The vast majority of my tenants are leaving because they saved their money over the course of a few years and are buying their first house or condo. I often hand deliver their deposit because I know at the time of closing, they are strapped for cash. They move out and literally have the check in their hand the next day. Having to make an ombudsman appointment after tenants move out will delay the tenants from receiving their deposit money back promptly, it will keep rental units off of the market longer and lower the available housing supply in the state, and finally will reduce revenue to the landlord which in turn will reduce tax revenue for the State of Connecticut. This bill will cause unnecessary red tape.

Many people are moving out of Connecticut because they find that the government has become intrusive into their everyday life. I myself find that my grown children don't want to live here because of the restricts that the government places on every aspect of their existence. This is one more ordinance to pile on top of the long list of Connecticut rules and restrictions and for small time landlords it is not necessary. If anything, this ordinance will delay the move in process and the delivery of tenant's deposit money back to them at the end of the lease. This process will cause harm tor BOTH the landlord and the tenant.

Sincerely,

Susan Keller Burt