

Housing Committee Feb. 18/ 2021

From : Helen Nixon, President Hartford Landlord Association

To : Housing Committee

As a landlord in Hartford and volunteer President of the Hartford Landlord Association

I Support SB 354 AN ACT CONCERNING RENTAL ASSISTANCE PAYMENT. This bill would allow financial relief for landlords. This would offer stability to a fragile housing market by minimizing legal action i.e eviction processes. protect landlords from losses when a tenant doesn't pay the rent as agreed and it will let persons with marginal credit histories have a better chance of finding an apartment.

I Oppose HB 6433 AN ACT CONCERNING INSPECTION OF RENTAL PROPERTY PRIOR TO OCCUPANCY OR TERMINATION, LATE RENTAL PAYMENT AND DESIGNATION OF A RENTAL HOUSING OMBUDSMAN. By way of Connecticut Fire Code, rental properties are inspected regularly in the form of property maintenance. A fire code assessment of rental property enforces exigent health and safety deficiencies identified during an inspection. Additionally, local government agencies implement ordinances which address concerns related to substandard living conditions. If the intent is to provide livable rental housing, an examination of code enforcement failures to determine why established systems are ineffective.

Thank you and I can answer any question.

Helen Nixon, President

Hartford LandLord Association

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