

From: [Tara Ramlal](#)
To: [HSGTestimony](#)
Subject: Raised Bill No. 6433
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To whom it may concern,

Some parts of this bill we are all already doing on our leases so me parts I don't agree on it.

For instance any good landlord does a walkthrough with the client and or real-estate agent before the apartment is rented anything that needs to be fixed or painted is done before the listing hits the market . Also walkthroughs are always done for damages from the tenants and they are pointed out to them at the walkthrough then the security deposit whatever is left is then mailed after all repairs are done.

I can tell you that you need to add more security deposit should be allowed up to three months for damages typically damages to the apartment to get it ready for the next tenant range from \$1,500-\$5,000 , if your security is \$900 you have to come out of pocket to fix everything else and this is typical when tenants move out who's looking out for us ???

I don't get the part where a late fee can only be charge once that makes absolutely no sense whatsoever. And \$25.00 is the most you can charge for a late fee maybe back in 1980 that was okay . If I'm late with my mortgage company or credit card company I pay a late fee every month not once in my lifetime. We are all adults here and their comes time where you need to take responsibility for your actions. Why should I be paying for you or you paying for me ???

47a-1 of the general statutes, concerning complaints of unsanitary or dangerous conditions in a dwelling unit, as defined in section 47a-1 of the general statutes. (This right here if you do your walkthrough have no issues, this is on the tenant if they cannot keep their apartment clean and sanitary and also if they break something in the apartment that was not broken in the walkthrough or even on the outside like common hallway or backporch/ front porch for their unit or another tenants unit you are opening up a can of worms with this.

You will have people that will just call about anything all the time wasting this persons time and job function and role . You will probably have the same person calling all the time wherever they move to , you should have something in place for frequent callers to flag them. I think this role should be for both owners/ renters and should be the mediator of some sort not taking sides . I can tell you their are more good landlords' out their than bad ones especially in our state this is not a big issue.

You will deter future investors from purchasing in this state if you have all of these rules in place we need to attract business, investors into our state , real-estate is a big factor in the economy of our state and country . Once housing goes downhill everything else falls apart. We have an influx of people leaving Connecticut to go down south those numbers will go up if you continue to give renters more rights and privilege's than owners who pay a lot of taxes to the state and local municipalities this is what will happen. What we currently have isn't broken don't create a job just to

create one, you'll be creating a big mess for everyone.

Sent from [Mail](#) for Windows 10