

Name: Guihong Geremia

Title: Housing Provider

Organization or Agency:

Topic: HB06588 - AAC RENT STABILIZATION.

Opposes

Testimony:

Hello legislatives,

Thank you very much for the opportunity to listen to my voice.

As a small business owner I strongly recommend that we should not have rent cap at all. We have a fair rent commissions to help complain tenants who are facing unreasonable rent increases. In fact, property owners want to keep their tenants for long term and have a good relationships. They do not want to increase rent unless they have to due to necessary expenses. Deferred repairs, deferred maintenance can occur low quality rental services for property owners. No tenants want to facing deferred repairs, such as, main drain clog, it costs a few hundreds dollars for off working hours. I paid \$450 for drain company on Friday night to unclog the drain so my tenants can have normal life on the weekend. If rent cap will be in my business, there will be a lot of deferred repairs and maintenance due to mortgage, property tax, insurance are more important and need to be paid before repairs and maintenance.

I strongly suggest legislatives to make a good decision for our CT for the long term.