There are many reasons why this bill should not be made into law. It is not good for landlords or tenants. The three reasons highlighted are:

1. This bill if passed would remove a very helpful tool that provides landlord’s an ability to provide clean, safe and peaceful housing to their tenants.

2. Lapse of Time is a cost-effective manner to remove problem tenants to the benefit of other tenants and the landlord. For cause evictions like nuisance are costly and are a drain on municipal resources. The burden of these costs will ultimately be placed on tenants in the form of higher rents.

3. Lapse of time allows someone who owns their property to regain possession of their property, as is their right as a property owner. Without this cause of action, new owners who buy property for themselves or their family members to live in cannot gain possession of the property for the purpose it was bought for. Without lapse of time, a landlord who needs to do gut renovations to a property may have no way to gain possession to conduct those necessary and significant repairs. If the landlord cannot conduct gut renovations, he will be forced to suffice on patches and “quick-fixes”, which will ultimately affect the standard of living of the occupants of the property as well as the community in general. Without lapse of time, a tenant has no motivation to enter into a lease at all, and will instead remain as a month to month tenant from a tenancy that may have started ten years ago, with a new owner. While a tenant will have the ability to move at any time, the landlord will have no mechanism to get their property back or to enforce rules and regulations they may wish to enforce, because the tenant has no reason to enter into a legal binding document. A landlord will not be able to raise the rent, choose his tenants, conduct repairs, or otherwise treat the property as he wishes, as the owner. Removing the lapse of time cause of action discourages private property owners from buying, owning, and renovating rental properties, which will affect the private real estate market, the standard of living of tenants in rental properties, and the CT economy as a whole.