

Esteemed Legislators;

HB 5685 An act concerning rent control: OPPOSE:

I urge you to OPPOSE this proposed legislation.

Our free market system is our rent control. We landlords cannot arbitrarily charge whatever rent we choose without risk. Market forces drive our rent prices, both in terms of what the market will bear for rent rates, but also in terms of what it cost landlords to provide the rental units.

Rental cost in CT is not declining! In my many years as a landlord I have had new fees imposed by the towns for various services that previously were paid as part of paying real estate taxes.

Now there are new fees, and taxes are rising every year, as are utility cost, insurance premiums and overall maintenance cost. This legislation will not help the housing market, but rather would cause a decline in safe, clean and well maintained rental housing, because costs are getting too high for landlords to continue doing any improvements.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'T. Dorian', written in a cursive style.

Mr & Mrs Trevor Dorian
Landlords for 12 Years
Enfield, Connecticut 06082