

From: [LECOKYLLC](#)
To: [HSGTestimony](#)
Subject: HB 5685 An act concerning rent control: OPPOSE:
Date: Wednesday, February 17, 2021 10:32:50 PM

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. CT's overall average rental housing cost is lower than the national average. Stamford is home to CT's highest rental cost and the high rental cost across much of Fairfield county skews our state average a great deal because of its proximity to New York City. If Fairfield county were excluded from the equation, CT's rental housing cost would be lower still.

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. Through this we have tried to minimize the impact on our tenants and continue to do so.

Rent control hasn't worked to provide or maintain quality housing in any city it has been implemented in and it will not work here. Rent control will result in diminished quality of housing, remove any incentive to maintain or improve properties beyond bare minimums and establish a worsened overall rental housing environment.

Respectfully submitted,

Paul J. Januszewski
LECOKY Properties LLC
PO Box 321
Enfield, CT 06083-0321

(860)895-7863