

From: [LECOKYLLC](#)
To: [Sen. Cicarella, Paul](#); [zRepresentative Anthony D'Amelio](#); [zRepresentative Joe Polletta](#); [zRepresentative Joe Zullo](#); [Rep. Butler, Larry](#); [Rep. de la Cruz, Joe](#); [Rep. Gonzalez, Minnie](#); [Rep. Johnson, Susan](#); [Rep. McGee, Brandon](#); [Rep. Sanchez, Robert](#); [Rep. Smith, Frank](#); [Senator Anwar](#); [Senator Kushner](#); lopes@senatedems.ct.gov; [Sen. Winfield, Gary](#)
Cc: [HSGTestimony](#)
Subject: OPPOSE AS WRITTEN: HB-6531 - AN ACT CONCERNING THE RIGHT TO COUNSEL IN EVICTION PROCEEDINGS.
Date: Monday, March 1, 2021 11:13:12 AM

OPPOSE AS WRITTEN: HB-6531 – AN ACT CONCERNING THE RIGHT TO COUNSEL IN EVICTION PROCEEDINGS.

To the Honorable Legislators of Connecticut and those serving on the Housing Committee;

I URGE YOU TO OPPOSE THIS BILL AS WRITTEN.

I am Paul J Januszewski and I serve as a full-time landlord in the towns of Enfield and Windsor. I also serve as President of the Greater Enfield Landlord Association, a group that represents over 200 rental units in North Central Connecticut. We have invested most of our savings and time to the purchase, upgrading and maintenance of residential properties and we serve our communities by offering these properties as safe, well maintained and affordable housing. We aren't a big corporation; we don't have huge bank accounts. We can't afford to risk our hard earned livelihood on income loss or damage to our properties caused by tenants that we should have known better than to rent to.

The bill fails to establish a means to determine the eligibility of the "indigent" tenant. A person merely has to claim they can't afford legal counsel without any objective assessment of their true financial status.

A tenant in an eviction proceeding is there because either they failed to pay rent or they seriously violated the terms of their lease regarding property damage or criminal action. No landlord signs a tenant lease with the goal or desire to evict them! For the landlord evictions are very costly exceedingly long legal procedures requiring an attorney and thus suffering months of lost rental income and incurring attorney fees!

Evictions are a last resort when a tenancy fails. Most landlords will work with any tenant that falls on hard times through no fault of their own, those that are truly indigent, but not those who exhibit repetitive poor life choices whether financial or behavioral.

For those not truly indigent this bill as written rewards bad decisions of perfectly capable persons. A better course of action would be enlightening them on making appropriate financial decisions and acceptable societal behavior.

Respectfully,

Paul J. Januszewski
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