

To Whom It May Concern,

This email is to inform you that I strongly oppose Bill H.B. No. 6258, S.B. No. 355, and H.B. No. 6531. I have been a landlord since 1973. I have seen many of my landlord rights stripped away since 1973. I consider myself an attentive landlord who takes good care of my properties and my tenants. Unfortunately I have had tenants destroy my homes and refuse to pay their rent. I have suffered 10's of thousands of dollars from the tenant's destruction of my property, often out of spite . Along with a monetary loss, I've suffered immense stress going through the eviction process. Instead of doing more to protect tenants, it's about time laws are passed to protect landlords. One such way would be to decrease the time it takes to evict a tenant, not lengthen it as will happen if one of these bills is passed .Because there are so many tenant rights in CT, the eviction process is lengthy and arduous for CT landlords. In CT, current laws make sure the landlord has due cause for an eviction. We don't need any more laws to protect tenants.

There is no reason a law should be passed to conceal a potential tenant's evictions or criminal convictions from a landlord. Many tenant's know the law so well that the bad ones are able to move from landlord to landlord, causing loss of property and money to each landlord. Concealing evictions can result in significant losses to the landlord. I am a CT licensed real estate agent. Thanks to a background check, I discovered a potential tenant for my client's rental home.had a prior eviction, Once I saw the prospective tenant had an eviction, I searched and was able to locate a prior landlord. The landlord told me that once this man had occupancy of his home, he never paid rent and had to be evicted. He also told me he had done this to other landlords. My landlord was about to accept this tenant. Had I not seen the eviction record and investigated why he was evicted, my landlord client would've incurred a considerable loss of rental income.

I also strongly oppose the bill allowing a tenant to be provided legal counsel for an eviction. If you're going to provide the tenant counsel, you should also provide legal counsel to the landlord. Landlord/tenant laws are currently very lopsided in CT in favor of tenants, and these laws will make matters worse. I acknowledge there are some very bad landlords, but the vast majority are not.

I am positive that if anyone voting on these bills is a landlord, they will not vote in favor of any of the bills. I invite any of you to contact me so we can discuss my personal experiences with bad tenants. By the end of our conversation, you'll be certain more laws are needed to protect landlords, not tenants.

Please vote against bills H.B. No. 6528, S.B. No. 355, and H.B. No. 6531.

Respectfully yours,

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