

Housing Committee JOINT FAVORABLE REPORT

Bill No.: HB-5233

Title: AN ACT CONCERNING EVICTIONS FOR CAUSE.

Vote Date: 3/10/2022

Vote Action: Joint Favorable

PH Date: 3/1/2022

File No.:

***Disclaimer:** The following JOINT FAVORABLE Report is prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and does not represent the intent of the General Assembly or either chamber thereof for any purpose.*

SPONSORS OF BILL:

Rep. David Michel, 146th Dist.

Rep. Michael A. Winkler, 56th Dist.

Rep. Christine Palm, 36th Dist.

REASONS FOR BILL:

Recently there have been increase in the filing of "lapse of time" evictions and increasing rent. Since 1980 CT has protected seniors and persons with disabilities from "no cause" evictions. This legislation would expand the protection from "no cause" eviction to all residents to prevent these lapse of time evictions.

RESPONSE FROM ADMINISTRATION/AGENCY:

None Expressed

NATURE AND SOURCES OF SUPPORT:

[Maurine Crouch](#) **Supports** – stating that evictions are a public health hazard and that with rising rents we will see an increase in evictions. She believes that this legislation will decrease the number of evictions.

[Amy Eppler-Epstein](#), [Attorney-New Haven Legal Assistance](#) **Supports** – stating that in her practice she has seen an increase in the number of evictions for "lapse of time" and that this undermines the importance of stable housing.

[Kathleen Flaherty](#), [Executive Director-CT Legal Rights Project](#) **Supports** – stating that this legislation extends the protections currently granted to those over 62 or disabled. These

protections help discourage no-fault evictions that are sometimes used to retaliate against tenants who have asserted their rights under landlord-tenant law.

[Raphael Podolsky and Catharine Freeman, CT Legal Services Freeman](#) **Supports** – stating that this legislation extends the protections currently granted to those over 62 or disabled. They note that New Jersey and New Hampshire already have these protections, and federal law requires these protections for those in public housing.

[Brandi Kennedy, Connecticut Women-s Education and Legal Fund](#) **Supports** – stating that data shows that residents of color and women have endured decades of discriminatory housing actions and policies and that this legislation would provide a tool to fight that discrimination.

[Alexander Kolokotronis,](#) **Supports** – stating that they have experienced being pushed out of their home due to landlord pressures. They note that New Jersey and New Hampshire already have these protections and CT provides this protection to those over 62 or disabled.

[Melissa Marichal, Staff attorney-Connecticut Fair Housing Center,](#) **Supports** – stating that renters should enjoy the basic assurance that they will not be forced from their homes for no reason. The filing of an eviction case—even a no cause eviction case—can trigger devastating and long-term consequences. The filing of an eviction case—even a no cause eviction case—can trigger devastating and long-term consequences. The filing of an eviction case—even a no cause eviction case—can trigger devastating and long-term consequences. Prohibiting no cause evictions is a commonsense reform that will help ensure stable and healthy housing for all Connecticut residents

[Sara Prael,](#) **Supports** – stating that lapse of time evictions has risen 106% from 2021 to 2019, and that CT should work to prevent these evictions by passing this law.

[Annie Stockton, Sabrowski Director of Housing Advocacy-CT Coalition Against Domestic Violence](#) **Supports** – stating that "This bill gives tenants increased housing safety and stability by requiring a landlord to show cause when evicting a tenant in a building or complex with five or more units. Landlords will still have the ability to evict for nonpayment of rent, refusal to agree to a fair and equitable rent increase, a tenant affecting the health and safety of other tenants, materially affecting the physical condition of the premises, and noncompliance with rules and regulations of the landlord"

[Kyle Wark,](#) **Supports** – stating that this bill will "supporting housing stability, slowing gentrification, and preventing the displacement of tenants at the free will of their landlords." And that evictions destabilize lives and are often used as retaliation against tenants who organize.

[Andrew Wilcox, Madeline Batt, Todd Sample Connecticut Tenants Union members](#) **Supports** – stating that requiring just cause eviction would provide tenants with housing stability and prevent the trauma of eviction

[Affordable Housing Commission of the City of New Haven,](#) **Supports** this legislation

NATURE AND SOURCES OF OPPOSITION:

[Adrienne Angel](#) **Opposes-** stating that these eviction restrictions fall too heavily on private owners who are just trying to survive and provide affordable housing.

[Robert Jackson](#), **Opposes-** stating that on private property the owner should decide what happens on their property.

[Paul Januszewski](#), **Opposes-** stating that the bill will force housing providers to perpetually renew leases and that evictions for cause are often too difficult to file.

[CT Realtors](#) **Opposes-** stating that " Disallowing any property owner from having the rights to make any decisions about their own property at the end of a contractual term is an encroachment on property rights. Many properties would never be used for rental purposes if the state were to remove property rights and could greatly contribute to an increase in a lack of available properties for rent in Connecticut.

[Bob De Cosmo TenantTracks](#) **Opposes-** stating that "Housing providers do not evict renters for no reason... Proving the nuisance threshold has been reached is difficult to prove so lapse of time provides the housing provider a means to remove an unruly renter from the property to protect the quiet enjoyment rights of the other occupants. It also allows an owner to place a family member in that unit if one has a need to do so."

[John Souza](#), [President-CCOPO](#) **Opposes-** stating that "When rent payment is not the issue and someone becomes troublesome, for any of numerous reasons, the lapse of time eviction is the best solution." Providing examples of tenants smoking marijuana or intimidating or scaring other tenants as times when a lapse of time eviction is helpful.

[Oz Pariser](#), **Opposes-** stating that as a landlord he finds lapse of time evictions to be the best solution to tenants who are troublesome but cannot be evicted because other tenants won't testify against them.

Reported by: William Cromwell

Date: 3/17/2022