



PO Box 4975  
Waterbury, CT 06704  
800.369.6153 | [www.ctpoa.com](http://www.ctpoa.com)

Honorable Members of the Housing Committee, please consider my testimony submitted for the February 20, 2024 Public Hearing, **I oppose S.B. 143**

My name is Bob De Cosmo and I manage the *CT Property Owners Alliance*, a housing advocacy organization and communicate on a regular basis with nearly 3,200 CT Property Owners and Real Estate professionals.

While some call it “No Fault Evictions,” every eviction is for some reason. Property owners evict as a last resort and do so at tremendous expense. It costs thousands to refit an apartment for a new tenant so the thought of evicting someone because we can is incorrect.

The Lapse of Time Evictions is the only tool a landlord has at their disposal to remove a non-compliant and disruptive renter that receives a 100% rental subsidy from an agency that is paying their rent.

Proving a tenant is a nuisance is nearly impossible since Connecticut passed the Police Accountability Act as now police usually say, “it’s a civil matter and we’re not getting involved.” The other problem proving a nuisance is getting a good tenant to go to court to testify against an unruly tenant they live with. The risk is a physical altercation will (and has) occurred leading to an increase in tenant-on-tenant violence.

This proposal will also increase homelessness! The reality is landlords must mitigate risk when renting apartments, it takes a long, long time to evict a tenant in Connecticut. If the applicant has marginal credit or blemished on their consumer report, owners will often give them an opportunity to rent on a month-to-month oral lease. Eliminating Lapse of Time Evictions turns this into an endless lease and if the tenant causes problems, there would be no way to terminate that tenancy. The result is owners will now deny access to their units for marginal renters if this Bill passes and increase the risk of homelessness.

Owners must protect their tenants and Lapse of Time Evictions are needed. I do want to remind the Committee again that a landlord just doesn’t evict tenants for no reason, that’s just not reality. Tenants and owners need each other, and owners must protect their good tenants from non-compliant and unruly occupants. Lapse of Time is an essential tool that must remain for owners to maintain their property and protect their good tenants.

Respectfully submitted,

Bob De Cosmo  
President CT Property Owners Alliance