

**Name:** Nakita Norton  
**Title:** Property Manager  
**Organization or Agency:**  
**Topic:** SB00143 - AAC EVICTIONS FOR CAUSE.  
Opposes

**Testimony:**

Dear Senator,

I hope this email finds you well. I am writing to express my concerns and disagreement with the premises outlined in the recent announcement regarding the campaign to expand Just Cause eviction protection for Connecticut renters.

While I recognize the importance of ensuring fair treatment for tenants and addressing housing issues, I believe there are fundamental flaws in the arguments presented by the grassroots coalition. The notion that nearly all Connecticut renters should be covered by Just Cause eviction protection seems to oversimplify the complex dynamics of the housing market and may inadvertently lead to unintended consequences.

Firstly, the announcement implies that unjustified, no-fault evictions and lease non-renewals are widespread issues affecting tenants of all backgrounds. However, I would appreciate a more nuanced examination of the specific circumstances leading to such actions by landlords. Blanket protection for all renters might inadvertently hinder the ability of property owners to manage their properties efficiently and respond to legitimate concerns such as non-compliance with lease terms or property damage.

Furthermore, the statistics provided on the increase in overall evictions and the disproportionate impact on people of color and women are indeed concerning. However, attributing these issues solely to the absence of Just Cause eviction protection may oversimplify the complex interplay of factors contributing to eviction rates. A more comprehensive approach that considers economic factors, tenant education, and alternative solutions may be necessary to address the root causes effectively.

While I agree that discrimination and retaliation defenses should be taken seriously, I question whether expanding Just Cause protection is the most effective solution. Could alternative measures, such as strengthening anti-discrimination laws or improving tenant education programs, not achieve similar objectives without potentially limiting the rights of property owners?

In conclusion, I urge you to consider a more balanced and comprehensive approach to address the challenges in the housing market. While tenant rights are undoubtedly important, it is equally crucial to strike a balance that ensures the fair treatment of both renters and property owners. I appreciate your dedication to addressing these issues and would welcome further dialogue on finding a solution that benefits all stakeholders.

Thank you for your time and consideration.

Sincerely,  
Nakita Norton