

Name: Ryan Langan

Title: Small Business Owner

Organization or Agency: CT Apartment Association

Topic: SB00143 - AAC EVICTIONS FOR CAUSE.

Opposes

Testimony:

An Act Concerning Evictions for Cause restricts a housing provider's ability to send a non-renewal notice, nullifies the end dates of private contracts (leases), changes the ability to evict for a lease violation, conveys squatter tenancy rights and requires notice of conversion to condominiums with right of first refusal to the existing tenant. With these changes to the fundamental contract laws, this bill will negatively affect a housing provider's ability to support and maintain the assets they own and their ability to provide safe and well-maintained housing for residents. By eliminating a property owner's ability to end a lease agreement at the time of the mutually agreed upon contract end date, this law effectively creates the potential for perpetual tenancy, undermining private property rights and the contract laws our country is founded on, thus opening the State of CT to countless potential legal actions and claims.