

# Housing Committee

## JOINT FAVORABLE REPORT

**Bill No.:** HB-6889

**Title:** AN ACT CONCERNING EVICTIONS FOR CAUSE.

**Vote Date:** 3/6/2025

**Vote Action:** Joint Favorable Substitute

**PH Date:** 2/18/2025

**File No.:** 262

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### SPONSORS OF BILL:

Housing Committee

### REASONS FOR BILL:

This legislation would expand 'just cause' eviction protections to all tenants. Currently, Connecticut law only protects tenants aged 62 or older and those with disabilities from eviction without a stated reason. This legislation would expand that provision to all tenants living in a building with five or more units. If the tenant resides in a building with four or fewer units, they will not enjoy 'just cause' protections; similarly, if a landlord owns multiple buildings with four or fewer units, this bill does not apply to them. 'Just cause' eviction is law in other states like New Jersey, who served as the model for this bill. Evictions will still be allowed for specific instances, including but not limited to, the desire to place a family member in the unit, if the lease terms are specifically violated, if there is non-payment of rent, or if there is a refusal to pay a reasonable rental increase. For existing tenants newly incorporated under this statute, the landlord may utilize lapse of time eviction until the law's effective date of October 1, 2025. Once that date passes, landlords may not use lapse of time to evict a tenant of a year or more. The primary goal is to prevent landlords from evicting tenants simply because their lease has expired despite the tenant paying rent on time and adhering to the lease agreement.

In Connecticut's current housing crisis, renters have few available options if faced with a lapse of time eviction. With housing construction at one of the lowest rates in the country, few available and affordable units, and inflated real estate prices, tenants have few alternatives if evicted. Additionally, homelessness increased 13% in 2024 in Connecticut, and this bill could help quell that increase by mandating landlords have a justified reason for eviction. Furthermore, because 'lapse of time' eviction requires no additional justification, they may be used to mask other motivations for eviction, including discrimination, an impending large rental increase, or as retaliation for complaints.

This bill was passed out of committee with a joint favorable substitute. That language change referenced how this legislation is applied in practice. For new leases, there will now

be a 13 month 'probationary period,' meaning a landlord may still remove tenants for lapse of time up to their 13<sup>th</sup> month of occupancy.

## **RESPONSE FROM ADMINISTRATION/AGENCY:**

None expressed.

## **NATURE AND SOURCES OF SUPPORT:**

[Greg Baltz, Assistant Professor of Law, Rutgers Law School](#) – Greg Baltz supported this bill and compared its contents to the broad protections for New Jersey tenants, stating that "just cause eviction protections have had no measured impact on housing production in New Jersey." Baltz stated that Connecticut, like New Jersey, does not have to choose between tenant protections and a robust housing supply.

[Peter Benner, GHIAA](#) – Peter Benner supported this bill and stated that it is not about restricting landlords' rights, but establishing a reasonable standard for evictions, providing tenants with greater security and ensuring that vulnerable tenants are not unfairly displaced from their homes.

[Thomas Birmingham, Journalist](#) – Thomas Birmingham supported this bill and stated that just cause protections allow tenants who are living in poor conditions to speak up, particularly to the press, without fear of retribution if their landlord discovered they spoke publicly about their living conditions. Birmingham added that without just cause eviction protections, we will never know the true state of housing in Connecticut because tenants will be afraid to speak up.

[Matthew Blinstrubas, Executive Director, Equality Connecticut](#) – Matthew Blinstrubas supported this bill which will provide needed protections and security for tenants across the state, including LGBTQ+ tenants. Blinstrubas shared data on LGBTQ+ individuals who have experienced homelessness and noted although, "no-fault evictions make up around 11% of eviction filings in 2023 and 2024, they account for even more unreported displacement", since many tenants leave their homes before the eviction is filed to avoid permanently damaging their record. They added that current Connecticut laws protect those 62 and older and those with disabilities, but leaves everyone else out, but, "an LGBTQ tenant would never know or be able to prove that their identity was the reason their lease was not renewed because the landlord does not have to give a reason for not renewing the lease."

[Kenton Card, PhD, Postdoctoral Research Associate, University of Minnesota](#) – Kenton Card supported this bill because it has demonstrated positive effects in other states. Card shared data on corporate landlords who used AI to artificially raise profits to benefit their bottom line, and argued these practices, "put an additional strain on the most vulnerable renters, heightening the risk of eviction, homelessness, and other negative mental and physical health outcomes." Card added that Good Cause Eviction Protections protect tenants from wrongful and retaliatory evictions. In studying these protections nationwide, Card and their research team found, "no evidence that the introduction of Good Cause Eviction Protections in California, Oregon, and New Hampshire resulted in a decline of new construction." They added that preexisting research found Good Causes Eviction Protections significantly decrease evictions and displacement.

[Katia Daley, Community Engagement Manager, Health Equity Solutions](#) – Katia Daley supported this bill. In their 2024 summary report on [Community Conversations](#), they found 35% of participants identified basic needs as a top priority for advancing equity in Connecticut, and 32.4% cited housing as a primary concern in accessing essential resources. Daley stated that "Expanding Just Cause Eviction Protections is a necessary step toward preventing displacement, strengthening communities, and promoting health equity."

[Sarah Fox, CEO, CT Coalition to End Homelessness](#) – Sarah Fox supported this bill because it is not just about housing rights, but "preventing homelessness, protecting families, and ensuring that all of Connecticut residents have the stability they need to thrive." Fox provided data demonstrating the percentage of no cause evictions in Connecticut rose from 9% to 35% in three years, and disproportionately affecting communities of color, "with women and Black and Latina renters being evicted at far higher rates than white tenants and men." Fox stated that Just Cause eviction protections do not prevent landlords from evicting tenants who violate their lease, fail to pay rent, or engage in illegal activities, but instead it ensures that landlords have a legitimate, documented reason for eviction, bringing fairness and transparency to the process.

[Roberta La Monaca](#): Roberta La Monaca shared her support for this bill as a landlord and as an individual who has witnessed the importance of a stable environment.

[Julianna Laure, Organizer, The Sierra Club Connecticut](#): Julianna Laure supported this bill and described the intersection between the housing crisis and environmental changes, stating there are increased evictions and rental costs in the wake of disasters. These evictions then lead to a decrease of employment, mental and physical health, and the reduction of proper education, all directly tied to instability at home. Laure added that housing insecurity is an environmental justice issue as well, "as displaced individuals are often pushed into areas with higher pollution, fewer green spaces, and inadequate infrastructure."

[Judy Lederer, Attorney, Temple Sinai Newington](#): Judy Lederer supported this bill and shared that just cause evictions do not infringe on a landlord's right to evict individuals, it simply requires them to find a justifiable cause to evict an individual, addressing the instability and challenges that stem from "no-cause" evictions.

[Bren Lee Delgado](#): Bren Lee Delgado supported this bill. Delgado shared their personal experience being evicted without cause, which left them and their family struggling to find shelter. In their experience, supportive programs and resources were helpful and ultimately helped to secure them with housing. Delgado concluded that these programs are effective and should be expanded.

[John Lee, Member, New Haven Rising](#): John Lee supported this bill. Lee shared that their experience working with New Haven's youth underscores how displacement affects families and children, particularly communities of color, and stated that despite redlining being illegal in Connecticut, eviction rates are concentrated in redlined neighborhoods. Lee added that this bill "would help stabilize our hardest hit neighborhoods and move us toward healing and shared flourishing" and asked for a future expansion on protections to include buildings of all sizes, not just those with five or more units.

Members of GHIAA (Greater Hartford Interfaith Action Alliance) due to alignment of values and obligation of state to secure housing:

[Carol Lenning](#)

[Mark Lingle](#)

[David Liscinsky](#)

[Harmony Lovell](#)

[Judith Levy](#)

[Adlyn Loewenthal](#)

[Meghan MacRae](#)

[Joan Martin](#)

[Samuel Martinez](#)

[William Marut](#)

[Stanley Maticka](#)

[Maude McGovern](#)

[Joan Nicoll](#)

[Mark Olsen](#)

[Joanne Orlando](#)

[Eluned Li, Member, C3M:](#) Eluned Li wrote in support of the bill, and although they have no direct personal experience, they expressed that the bill protects tenants and prevents the fearful cycle of home instability. Li stated that if a key objective of the government is to protect lives, "then it must also be a key objective to keep people housed." Li added that renters with low incomes are disproportionately exposed to and harmed by natural disasters such as floods and wildfires and tend to face the steepest rent increases after disaster strikes, quoting an MIT study from April 2024 that stated, "severe floods are associated with significant increases in rents for households renting units priced at the bottom of the rent distribution, but not the middle or the top." Li concluded by stating that housing is "not a commodity that a person can plan around intermittently accessing – it is a basic need, and its absence has lasting consequences."

[Jenny Licona, member, Make the Road CT:](#) Jenny Licona supported this bill and shared their personal account of dealing with undutiful landlords and the retaliation that they and their sister faced when standing for their rights as tenants. Licona supported this bill as it protected and expressed the rights of tenants in an unstable environment.

[Sara Locke, Member, All in Alliance:](#) Sara Locke supported this bill and advocated for housing for individuals with intellectual and developmental disabilities, promoted the benefits of housing stability, and described the strains of Connecticut's current housing market.

[Cynthia Lupo:](#) Cynthia Lupo supported the bill, drawing on her experience as both a tenant and a landlord. Lupo argued that providing decent housing is an economic and social responsibility, and this bill, which expands tenant protections, is a necessary step to prevent harsh living conditions.

[Joseph Magdol, Member, Unitarian Society of Hartford:](#) Joseph Magdol testified in support of the bill, arguing that the current political climate necessitates state action to ensure a just and fair eviction process for residents.

[Latia Maldonado, Instructional Paraprofessional, Oakville High School:](#) Latia Maldonado supported this bill, shared their personal experience of homelessness with their daughter, and emphasized the profound importance of housing security. Maldonado stated that this bill represents a positive step towards providing security for tenants statewide.

[Connor S. Martin, Mayor of the Town of East Hartford:](#) Connor Martin testified in support of this bill. Through Martin's experience as mayor, they've witnessed the detrimental effects of "no cause" evictions. He advocated for the bill, underscoring its crucial role in safeguarding the "well-being of local tenants and community stability."

[Nick Menapace:](#) State Representative Nick Menapace voiced their support for the bill and emphasized its potential to aid tenants and tackle the growing rate of homelessness in Connecticut. Menapace urged the committee to approve the bill and to continue strengthening tenant rights across the state.

[Joshua Michtom, City Councilman, Hartford City Council:](#) Hartford City Councilman Joshua Michtom supported the bill because Just Cause eviction is a "cost-free yet effective system of housing safety regulations." Michtom urged all levels of government to address the issues between tenants and landlords, highlighting the impact of housing instability on children's well-being and development.

[Alyssa Siegel-Miles, Resident of Ledyard, Connecticut:](#) Alyssa Siegel-Miles supported this bill because it protects tenants that confront their landlords and addresses the power imbalance in their relationship, and it can help minority populations who experience higher eviction rates.

[Jeanne Milstien, Co-Convener, NL Human Services Network:](#) Jeanne Milstein testified in support of the bill and highlighted the crucial role of stable housing in public health, especially since the end of the pandemic eviction moratorium. Milstein shared an example of a long-term tenant displaced due to renovation plans, emphasizing how no-fault evictions contribute to homelessness and strain the state's housing resources. Milstein argued that extending just cause eviction protections to all tenants would prevent unnecessary evictions, promote housing equity, and empower tenants to assert their rights without fear of retaliation.

[Werner Oyanadel, Policy Director, CWCSEO:](#) Oyanadel Werner expressed support for the bill, stating it would provide stability for tenants, clarity for landlords, and maintain community integrity by expanding tenant protections. Werner emphasized the negative socioeconomic consequences of "no-cause" evictions on families and communities. Werner urged the committee to ensure its fair implementation for the benefit of these communities.

[Hannah Srajer, Connecticut Tenants Union, President](#) - Hannah Srajer voiced strong support for the bill, stating that Tenants Union members are frustrated by out-of-state corporate landlords evicting entire neighborhoods to maximize profits. Srajer emphasized that tenants invest time and effort in building communities, only to face displacement due to corporate greed. Srajer argued that tenants should not have to choose between asserting their rights and risking retaliatory no-fault evictions, asserting that this bill would allow families to decide where they live, work, and raise their children, rather than corporations.

[Miranda Savioli, Internal Medicine M.D.](#) - Dr. Miranda Savioli supported the bill, "because housing is healthcare." Research shows evictions negatively impact health: especially in women and African Americans, it disrupts continuity of health care, and increases hospital visits.

[Megan Scharrer, Hispanic Health Council, Policy Advocacy Manager](#) - Megan Scharrer voiced her support for the bill, pointing out the critical link between stable housing and personal well-being. Scharrer highlighted the fear of retaliatory evictions within the Hispanic community and stressed that unexpected evictions create crises for tenants. Scharrer argued that "Just Cause Eviction" prevents displacement, strengthens communities, reduces eviction filings, and safeguards the right to safe housing.

[Rashida Rattray, Connecticut Fair Housing Center, Education and Outreach Coordinator](#) - Rashida Rattray supported the bill, "[b]ecause when you don't know if a notice to vacate will appear on your door, when your lease renewal is arbitrary, when you are forced to uproot your life for no good cause, the only routine you have is uncertainty." Rattray emphasized that housing is not merely a policy matter, and landlords potentially evict tenants for financial gain or in retaliation for complaints. Rattray argued that the bill offers protection to responsible tenants and fosters an environment where individuals can build lasting lives in their communities.

[Caitlin Rose, Friendship Service Center, CEO](#) - Caitlin Rose supported the bill as a necessary protection for roughly 35% of Connecticut's residents. Additionally, "data suggests that our current eviction processes are racist and sexist, in addition to being classist, and the impact on our economies are very real." Significantly, five percent of Connecticut households faced eviction between 2022 and 2023. Rose called on legislators to support this bill.

[Teresa Quintana, Make The Road Connecticut, Housing Equity Organizer](#) - Teresa Quintana, a Manchester resident and immigrant, supported the bill. Quintana described the "despair, anxiety, isolation, disconnection, and fear" prevalent within the immigrant and tenant communities due to landlord treatment and rhetoric, poor living conditions, dehumanization, and threats of retaliation. Quintana acknowledged the vulnerability specifically faced by the immigrant community. Quintana asserted the fundamental importance of secure housing for building a safe and caring community, stating that shelter is "a basic human right."

[Gretchen Raffa, Planned Parenthood of Southern New England, Chief Policy and Advocacy Officer](#) - Gretchen Raffa supported the bill because every person has the right to full autonomy over their lives, which includes "the ability to live in communities that are not over-policed, the ability to live without fear of having families torn apart, and to live without fear of harm from discriminatory policies." This bill promotes safe and accessible housing, especially for vulnerable communities. Raffa pointed out "[n]o-fault evictions are often motivated by illegal discrimination." Housing insecurity is a health threat with "tremendous impact on children – their education, health, sense of safety, and overall development."

[Stacey Zimmerman, SEIU CT State Council, Deputy Director](#) - Stacey Zimmerman supported the bill, highlighting that many Connecticut workers are struggling with the high cost of housing. Zimmerman emphasized that the existing housing shortage is exacerbated when individuals with adequate housing are displaced through no fault of their own. Zimmerman believed this bill would enhance housing security for working families throughout the state.



[Remidy Shareef, New Haven Rising, Organizer](#) - Remidy Shareef supported the bill noting the connection between housing insecurity and youth violence. Shareef explained that the constant threat of losing one's home negatively impacts young people, hindering their concentration in school and their overall growth.

[David Rich, The Housing Collective, President and CEO](#) - David Rich supported the bill, highlighting its role in Connecticut's progress towards ending homelessness. Rich stated the bill is vital for protecting existing affordable housing, promoting residential stability, and strengthening community bonds. Rich underscored the importance of this legislation the 30% of Connecticut residents who rent, considering a 2024 Consumer Affairs study that ranked Connecticut as the "worst state in America for renters." Rich also recommended expanding the bill's scope to include renters residing in buildings with five or fewer units.

[Chris Senecal, The Hartford Foundation, Senior Public Policy Officer](#) – Chris Senceal and The Hartford Foundation supported the bill because "[e]victions often perpetuate housing insecurity, increase homelessness, and make communities less stable, cohesive, and safe." No-fault evictions disproportionately effect and traumatize "[p]eople of color, families with young children, and renters with disabilities." Tenants who advocate for their own legal rights, such as a safe living environment in the home they are paying to rent, suffer from retaliatory evictions. Senecal concluded that this legislation will promote safe, stable housing, and reduce housing discrimination.

[Tonishia Signore, She Leads Justice, Policy Director](#) - Ms. Signore supports HB-6889. She points out no-fault evictions "are often motivated by illegal discrimination based on race, family status, disability, or other protected traits or brought after tenant's [sic] request repairs, contact the town about unsafe conditions, or organize with their neighbors." Women and children are disproportionately affected as well. The success of just cause evictions is clear from the last 40+ years of protections for tenants aged 62+ and tenants with disabilities.

The following testimonies offered their personal experiences in support of the bill. These pieces of testimony reflect either the individual's own experience with eviction or the experience of someone they know. Much of this testimony describes the personal and emotional toll of being faced with eviction:

[Arlene Angel](#)

[Robin Anonymous](#)

[Anonymous, Tenant](#)

[Anonymous, Mothers and others for justice](#)

[Anonymous, BSTU](#)

[Lucy Anonymous](#)

[Trisha Anonymous, Resident](#)

[Jocelyn Ault](#)

[Celina Ayala](#)

[Albert Benejan](#)

[Rolande Brunelle](#)

[Capria Burkett, New Haven Rising](#)

[James Calabresi](#)

[Samantha Carroll](#)

[Shannon Carter](#)

[Joshua Caskey](#)  
[Julia Catricala Claudine Wilkins-Chambers, NHVRising, AFSCME Council 4](#)  
[Giselle Chavez, Housing Equity Organizer, Make the Road CT](#)  
[Mario Chiappetti, GHIAA, First Church Simsbury](#)  
[Erika Christensen](#)  
[Emily Cobbs](#)  
[Jonaily Colon NHR, NHPS BOE Student Rep](#)  
[Melissa Combs](#)  
[Robyn Connell](#)  
[Chelsea Connery, Connecticut Fair Housing Center](#)  
[Thomas Connolly, Volunteer, People's Center](#)  
[John O'Connor, Prof, CSU-AAUP, CTFAI](#)  
[Regina Coviello Jaylen Daniels](#)  
[Beryl Dayton, Staff Attorney, The Waterfront Project \(NJ\) NM Dayton](#)  
[Michelle DeBarba](#)  
[Jennifer DePalma, CTUU](#)  
[Hillary Desideraggio](#)  
[Imelda Diaz](#)  
[Lidia Diaz](#)  
[Jacqueline Dohna](#)  
[Elias Estabrook](#)  
[Darrell Fennell](#)  
[Seth Freeman](#)  
[Sue Fulleton, Congregation Beth Israel](#)  
[Anonymous](#)  
[Anonymous](#)  
[Anonymous](#)  
[Anonymous](#)  
[Anonymous](#)  
[Anonymous](#)

The following testimonies expressed support of the bill's general merits, including that it promotes housing stability, protects at risk populations, and empowers tenants:

[Ruth Alcabes, GHIAA, P'nai Or of West Hartford](#)  
[Anonymous, Member, Mothers and Others For Justice](#)  
[Evelyn Avoglia](#)  
[Hugh Bailey, Policy Director, Open Communities Alliance](#)  
[Melody Balabin](#)  
[David Biklen, Member, GHIAA](#)  
[Susan Bourret, GHIAA](#)  
[Robert Dakers, First Church, Glastonbury, GHIAA](#)  
[Maureen Flanagan, GHIAA](#)  
[Margaret Buchanan](#)  
[Ted Carroll](#)  
[Tom Catricala](#)  
[Marianna Codianni](#)  
[Stanley de Mello, First Church Cong Glastonbury](#)  
[Brian Donahue, Founder, NOT JUST US](#)



[Linda Duncan, Unitarian Society of Hartford](#)  
[Patrick Dunham](#)  
[Jordan Evans](#)  
[Joelle Fishman, Organizer, CT CPUSA](#)  
[Kathleen Flaherty, Executive Director, Connecticut Legal Rights Project](#)  
[Anonymous](#)  
[Vincent Maruffi, Resident of Middletown, Connecticut](#)  
[Michael Matovu, Resident of Seymour, Connecticut](#)  
[Renee Mazzadra, Resident of North Haven, Connecticut](#)  
[Sinclair McCutcheon, Resident of New Haven, Connecticut](#)  
[Shelaugh Mcgrath, RN and a Catholic Parishioner, St. Francis Hospital Hartford, Connecticut](#)  
[Kim McLaughlin, Member, All in Alliance](#)  
[Rachel Merva, Member, Several Agencies](#)  
[Casey Moran](#)  
[Cheryl Murray](#)  
[Stanley McMillen](#)  
[Maya Novis, Resident of Shelton, Connecticut](#)  
[Danielle O](#)  
[Maryselys De Jesus-Ocasio](#)

The following individuals provided support for the bill focused on its protection of vulnerable communities against discrimination. Low-income people need protection to advocate for proper maintenance and live with dignity without fear of retaliation:

[Glenn Barger, Landlord](#)  
[Elaine Betoncourt, Sister, Sisters of St. Joseph and GHIAA](#)  
[Linda Bronstein, GHIAA/First Church, W. Hartford Megan Corning, GHIAA/UUSE](#)  
[Kevin Borla](#)  
[Nicole Broadus](#)  
[Tanya Burley, Trans Haven](#)  
[Christopher Carlson, Staff Attorney, Connecticut Legal Services](#)  
[Taryn Chester](#)  
[Teran Loeppke, Executive Director of Collaborative Center for Justice \(CCFJ\)](#)  
[Francisco Lopez, member, ASDR](#)  
[Steven Lopez, Member, BTSU](#)  
[Quiana Mayo, Co-Chair, Proud Parent:](#)  
[Jaime Myers-McPhail, Member, New Haven's Affordable Housing Commission](#)  
[Iris Ortiz Sanchez](#)  
[Amanda Luciano, Resident of West Haven, Connecticut](#)  
[Scotticesa Miller, Member, New Haven Rising](#)  
[Sarah Mervine, Director, YNH Medical-Legal Partnership Project for CCA](#)  
[Johannes Wetzel, Greater Hartford Legal Aid, Attorney](#)  
[Michael Reynolds, LCSW](#)  
[Karell Rose](#)  
[August Rios, Yale student and volunteer](#)  
[Mariano Rivera, housing advocate](#)  
[Carmen Sarmiento, Make the Road Connecticut](#)  
[Sana Shah, The Connecticut Project Action Fund, Director of Policy and Advocacy](#)  
[Mary Elizabeth Smith, Make the Road Connecticut](#)  
[Terry Schmitt, West Hartford Board of Education, former member](#)

[Anna Stanback, Immanuel Congregational Church, UCC, Moderator](#)  
[Irene Skrybailo](#)  
[Tenaya Taylor](#)  
[John Vasko](#)  
[Carol Williams](#)  
[Mark Washington, Connecticut Tenants Union, Chapter Vice-President](#)

[Timothy Gabriele](#) - Timothy Gabriele, a North Haven resident and former long-time renter, strongly supported the bill, citing the significant emotional and economic harm caused by no-cause evictions and rising rents in Connecticut. Gabriele argued that the bill provides essential protections and dignity for tenants by requiring landlords to provide valid reasons for eviction, like existing protections for elderly and disabled tenants. Gabriele concluded that the bill is crucial for protecting vulnerable renters from exploitation and housing instability.

[Jenna Gage](#) - Dr. Jenna Gage strongly supported the bill. Gage underscored the devastating emotional and financial repercussions of evictions, which frequently force families into homelessness and inflict profound disruption: "Evictions are not merely changes in residence; they are catastrophic events that dismantle stability, fracture families, and inflict deep emotional trauma". Gage emphasized that marginalized individuals are disproportionately vulnerable and lack the resources to contest evictions. Gage believed the proposed legislation would rectify a "fundamental power and financial imbalance between tenants and landlords," establishing equitable housing protections without unduly infringing upon landlords' rights.

[Sean Ghio, Policy Director, Partnership for Stronger Communities](#) - Sean Ghio testified in support of this bill, emphasizing the urgent need for expanded Just Cause eviction protections. Ghio argued that Connecticut's rental market is increasingly unaffordable and unstable, particularly for low-income renters and families with children. "No-fault evictions nearly doubled during the COVID-19 pandemic," and most renters facing eviction "choose to leave voluntarily rather than endure the eviction process, even if the eviction is retaliatory." Ghio highlighted the severe impacts of eviction on young children, including negative health, emotional, and educational outcomes. Ghio concluded that "families that rent their home will not have the housing stability that is their right without further tenant protections".

[Allyson Glass, Reverend, Greater Hartford Interfaith Action Alliance](#) - Rev. Allyson Glass, a resident of Rocky Hill and member of the First Church of Christ in Glastonbury, testified in support of this bill. Glass shared pastoral experience assisting congregants who were "unfairly evicted from their apartment after paying rent on time and living in accordance with all lease behaviors." Glass emphasized the emotional and logistical toll of displacement, especially amid Connecticut's housing shortage. Rev. Glass urged lawmakers to pass the bill to "create a fairer housing system and support vulnerable communities in Connecticut."

[Ashley Gulyas](#) - Ashley Gulyas, a Norwalk resident and homeowner, testified in support of the bill. Gulyas argued that "landlords should not have the power to displace lives without Just Cause," and emphasized the disproportionate harm no-fault evictions cause to working-class, Black, and immigrant renters. Gulyas described Just Cause protections as a necessary tool, stating they are essential "to stop the destructive impact of no-fault evictions."

[Pamela Heller, Co-Director, Connecticut Fair Housing Center](#) - Pamela Heller testified in strong support of this bill, highlighting how no-cause evictions are often used as a legal pretext for discrimination. “Many people are shocked to learn that a perfect tenant history does absolutely nothing to protect them against eviction once their lease ends”. Heller shared examples of tenants—such as a woman and her elderly mother—who faced eviction threats after requesting a companion animal. Heller emphasized that tenants with housing vouchers, disabilities, or large families are frequently targeted after property ownership changes. Heller concluded that this bill is essential to prevent retaliation, protect vulnerable tenants, and reduce costly state interventions caused by housing instability.

[Laboni Hoque, Resident Physician, Yale New haven Health](#) - Dr. Laboni Hoque testified in support of this bill. Hoque described the power imbalance tenants face under current laws, stating, “I had no real leverage” when dealing with rent hikes. Hoque also shared the story of a patient with asthma forced to live in an infested apartment under threat of eviction, highlighting the health consequences of housing insecurity. Dr. Hoque emphasized the discriminatory impact of no-cause evictions, noting, “Black and Latine renters are two or three times more likely to be evicted than white renters.”

[Amy Horner](#) - Amy Horner, an East Hartford resident, UConn Social Work graduate student, and Air Force veteran, testified in support of this bill. Horner highlighted the emotional toll of eviction, particularly on families and marginalized communities. “This is not just a financial crisis; it is an emotional and psychological one”. Horner cited data showing that Black renters and women of color face disproportionately high eviction rates and stressed that Just Cause laws would help protect tenants from arbitrary displacement.

[Tanya Hughes, Executive Director, State of Connecticut Commission on Human Rights and Opportunities](#) - Tanya Hughes offered testimony for the bill on behalf of The Connecticut Commission on Human Rights and Opportunities (CHRO). Hughes emphasized the racial and gender disparities in eviction rates, citing a 2022 CT Data Collaborative report showing that Black and Latino renters are nearly three times more likely to be evicted than white renters, with women in those groups particularly at risk. Hughes argued that stronger protections will help prevent unjust filings and reduce long-term harm to vulnerable renters.

[Andrew Ianni](#) - Andrew Ianni, a Plantsville resident and Sociology professor specializing in poverty and stratification, testified in support of this bill. Ianni shared concern for their friends and students in precarious housing situations, noting that high rent and housing instability “impacts their ability to focus in the classroom and contributes to an erosion of their mental health.” Ianni warned that the rental market is “often predatory,” particularly toward women, single parents, and low-income individuals.

[Donna Kidwell](#) - Donna Kidwell, a resident of Glastonbury and member of First Church of Christ Congregational and the Greater Hartford Interfaith Action Alliance (GHIAA), submitted testimony in support of this bill. Kidwell emphasized the importance of expanding Just Cause eviction protections to all tenants in buildings with five or more units, not just seniors or people with disabilities. Kidwell stated the bill “helps protect vulnerable communities by ensuring that no one is unjustly forced from their home,” while still allowing landlords to evict for valid reasons like nonpayment or lease violations.

[Mary Lee Kieran, President CEO, YMCA Greenwich](#) - Mary Lee A. Kiernan, President & CEO of YWCA Greenwich, submitted testimony in support of this bill on behalf of the organization. Kiernan emphasized that the bill aligns with YWCA's mission and is especially important for protecting survivors of domestic and sexual violence, who are disproportionately affected by housing instability. Kiernan noted that "no-fault evictions" contribute to homelessness and limit shelter access for others in need. Kiernan stated that Just Cause protections are "not only an economic issue but a fundamental safety issue" and urged the committee to pass the bill.

[Jamie Krzmarzick, Nurse Practitioner](#) - Jamie Krzmarzick, a homeowner from North Haven and former renter, testified in support of this bill. Krzmarzick emphasized the harmful impacts of eviction on health, employment, and education, stating they "worsen housing insecurity, increase homelessness and make communities less safe." Krzmarzick noted that many no-fault evictions disproportionately target marginalized groups and called Just Cause protections a necessary step to "prevent displacement and strengthen communities."

Supporters of HB-6889 explained how eviction both contributes and is increased by economic hardship. Given Connecticut's extreme housing crisis, this bill helps stem the increasing rates of homelessness and educational disruptions among children. This bill is especially impactful when it comes to children affected by eviction.

[Carol Gale](#) - Carol Gale, a Hartford resident and president of the Hartford Federation of Teachers, supported this bill. Drawing on her 30 years of teaching experience, Gale explained how housing instability disrupts learning, causes school absences, and triggers emotional distress. Gale argued that just cause eviction protections would preserve educational continuity and emotional well-being for children, ultimately supporting their academic success.

[Vanessa Hawke](#) - Vanessa Hawke, a Southington resident and homeowner, testified in support of this bill, advocating for Just Cause eviction protections for all tenants. Hawke compared renters' housing insecurity to her own mortgage arrangement, stating that "as long as we don't miss any mortgage payments, our kids will have a roof over their heads," and argued renters deserve similar stability. Hawke emphasized that eviction can cause long-term harm to a person's employment, housing prospects, and overall well-being, particularly for families with children.

[Jacqueline Johnson](#) - Jacqueline Johnson, a West Hartford resident, testified in support of this bill. Johnson emphasized that evictions often have harmful impacts on individuals and families and contribute to community instability. Johnson argued the bill would "promote a fairer housing system" and protect vulnerable tenants, especially during uncertain times.

A significant amount of support for HB-6889 focused on general, fundamental rights. They expressed that housing is a basic human right, and responsible, rule-abiding renters are entitled to protection by just cause eviction requirements. It has become increasingly difficult for renters to secure stable and affordable housing, especially with raising rents and the costs of credit and criminal background checks. With the costs of living increasing by the day, it is urgently important for people's homes to be protected. This bill will also protect good tenants from retaliation for asserting their rights:

[Ramon Garcia](#) - Ramon Garcia testified in support of this bill. Garcia emphasized the urgency of addressing the state's housing crisis, "housing is one of the most basic human necessities" and described the increase in homelessness. Garcia shared personal experiences with housing insecurity and discrimination. Garcia argued "this is not a battle between property owners and tenants," but rather "a matter between right and wrong and ultimately where your humanity lies."

[Caitlyn Gelfand](#) - Caitlyn Gelfand, a homeowner and resident of Southington, testified in support of this bill. Gelfand emphasized that "no one should be removed from their home simply because a landlord wants to" and urged lawmakers to support the bill to protect renters' stability and well-being. Gelfand called on legislators to stand with "your many, many constituents who rent their homes and deserve to feel safe and confident at home."

[Julienne Gerner, Renter](#) - Julienne Gerner, a tenant and resident of West Hartford, testified in support of this bill. Gerner cited personal experience with excessive rent increases in Connecticut and emphasized the need for stronger tenant protections, "Housing is a human right, and those who are most marginalized in our communities are at increased risk of housing insecurity." Gerner argued that requiring landlords to justify evictions would help prevent retaliation and discrimination, adding, "Just Cause would require a landlord to provide a justification for eviction."

[Kayla Giordano](#) - Kayla Giordano testified in support of this bill. Giordano highlighted the imbalance of rights between renters and homeowners, noting that "owners have more rights to safe and stable homes than their renter counterparts." Giordano argued that tenants lack the ability to participate in decisions affecting their homes and are vulnerable to retaliatory lease non-renewals. Giordano supported the bill's approach to protect tenants while preserving landlords' ability to evict for non-payment or lease violations, stating that Just Cause protections will "help to lessen the inequity between renters and homeowners."

[Sarah Giovanniello, Vice President, Blake St Tenants Union](#) - Sarah Giovanniello, a New Haven resident and the vice president of both the Blake Street Tenants Union and Connecticut Tenants Union (CTTU), testified in support of this bill. Giovanniello shared their experience with Ocean Management, and stated, "The only reason this bill would be a problem for landlords is if they want to implement an unreasonable rent increase". Giovanniello argued that the bill simply expands existing protections already in place for elderly and disabled tenants. Giovanniello criticized corporate landlords for treating housing as an investment vehicle, stating, "Losing your home and losing your profit margin are not the same," and called for stronger tenant protections to promote stability and fairness.

[Theresa Goodman, Doctor](#) – Dr. Theresa Goodman testified in support of this bill. Goodman described the fear of losing their home "for no reason other than my landlady's whim" as "terrifying," and emphasized that eviction is "an immediate crisis—the cause of homelessness."

[Christine Graesser](#) - Christine Graesser, a member of the Greater Hartford Interfaith Action Alliance (GHIAA), testified in support of this bill, praising the bill for striking a fair balance between landlords and tenants. Graesser noted the bill still allows evictions for valid reasons



such as “nonpayment, damage or disruptive behavior,” while protecting tenants from “arbitrary or retaliatory evictions.”

[Marilyn Greenberg](#) - Marilyn Greenberg, a resident of West Hartford and member of P’nai Or Congregation and the Greater Hartford Interfaith Action Alliance (GHIAA), submitted testimony in support of this bill. Greenberg shared, “I hesitated to advocate for my/our own rights for fear of retaliation or my lease not being renewed.” Greenberg emphasized that stronger protections would promote stability and fairness, especially for vulnerable populations, and stated, “None of us should have to lose the predictability and stability of our homes.”

[Laurel LaPorte Grimes](#) - Laurel LaPorte-Grimes, a homeowner in Manchester and member of Uniting for a Safe Inclusive Community, testified in support of this bill. LaPorte-Grimes emphasized that expanding Just Cause protections is essential to community stability and equity. Citing racial disparities in eviction rates, LaPorte-Grimes argued the bill would “help level the playing field” and prevent discriminatory or retaliatory evictions. LaPorte-Grimes added that the bill “strikes a fair balance,” preserving landlords’ rights while protecting tenants from no-fault displacement.

[Lynn Haig](#) - Lynn Haig, a homeowner in Oxford and member of All In for Oxford, testified in support of H.B. 6889. Haig noted that although they own a home, their college-aged son will soon rent, and they may become a renter herself in the future. Haig explained that “Connecticut currently has just cause eviction controls... for persons over the age of 62” and that this bill “quite simply... expands the targeted group to include all ages.” Haig argued the bill promotes fairness and housing stability, particularly in response to rising rents from out-of-state landlords.

[Danita Hall](#) - Danita Hall testified in support of this bill and shared their personal experience of being unjustly evicted after nearly six years in their apartment. Hall explained that after their building was sold in mid-2024, the new owners issued a notice to quit despite their lease running through February 2025. Although Hall communicated with the new landlord and paid rent—including a late October payment—they still received an eviction notice and ultimately lost the case without receiving a timely response or clear justification: “I now have an unjust eviction on my credit report & [am] scrambling... to find a new place to live”. Hall’s experience illustrates the bill’s intent to prevent arbitrary and retaliatory evictions and protect tenants from housing insecurity.

[Delanie Hall, Make the Road CT](#) - Delaine Hall, a Bridgeport resident, member of Make the Road CT, and tenant, testified in support of this bill. After complaining about loud music and requesting overdue repairs—such as broken windows and an infestation—Hall received a rent increase, followed by an eviction notice: “She then said when she came back from her vacation she would fix it, when she came back... she instead served me with an eviction notice,” Hall explained. As a single mother, the eviction created severe hardship, making it difficult to find housing due to their credit score. Hall urged lawmakers to pass the bill, stating it would protect families like theirs from unjust displacement.

[Annie Harper, Assistant Professor, Yale School of Medicine](#) - Dr. Annie Harper, a New Haven resident and Assistant Professor at the Yale School of Medicine, testified in support of this bill. Harper emphasized that the stress of potential eviction—even without a formal notice—



can cause “significant anxiety,” and that eviction often triggers a cycle of “poverty, homelessness, and ill-health.” Harper recounted interviews with individuals who had experienced years of homelessness, illustrating how destabilizing and harmful eviction can be. While acknowledging the need for more affordable housing overall, Harper argued that Just Cause protections are an immediate and essential safeguard to promote housing stability and community well-being.

[Hartford Tenant](#) - An anonymous Hartford tenant and trauma nurse testified in support of this bill, sharing personal experiences of instability, neglect, and fear of retaliation in rental housing. Despite living in the same single-family home since 2019 and paying rent reliably, they described repeated maintenance failures, especially a broken boiler system that “stops working every year in winter,” and rent hikes as high as \$150 annually. “I have called 27 times since I moved here for the same problem,” adding that their complaints were met with inaction or threats of eviction. Fearful of retaliation, they hesitated to call city services—even after a dangerous gas leak. They urged lawmakers to pass H.B. 6889, saying, “The law must be changed, or many working-class families will be forced to leave the state... We are the power machine that runs the economy.”

[Ed Hawthorne President, Connecticut AFL-CIO](#) - Ed Hawthorne, President of the Connecticut AFL-CIO, testified in strong support of this bill. Representing over 250,000 union members, Hawthorne highlighted growing inequality in Connecticut and the disproportionate impact of no-fault evictions on Black, Latino, and low-income tenants: “No family should be forced out of their home without a valid reason”. Hawthorne described Just Cause as a “low-cost, effective solution” that prevents arbitrary evictions while preserving landlords’ rights to evict for nonpayment or lease violations.

[Paul Henjes](#) - Paul Henjes, a New Haven resident and tenant, testified in support of this bill. After moving to Connecticut, Henjes and their partner encountered “an extremely competitive rental housing market... with few, expensive options” and a low vacancy rate. Henjes emphasized that Just Cause eviction protections are necessary to reduce housing insecurity, stating that without them, tenants “face an extremely challenging housing market with limited to no time to prepare.”

[Jonathan Herman](#) - Jonathan Herman, a Stratford resident and public-school teacher, testified in support of this bill. “A few days before Christmas in 2023 with a three-month-old, I received a ‘notice not to renew lease’... with zero forewarning,” Herman said, highlighting how larger property management companies exploit legal loopholes to remove tenants unfairly. Herman emphasized that the bill targets larger landlords and seeks to close gaps that harm working families. He argued that non-renewals without justification create instability, stating, “Eviction, whether through lapse of time or other means, should be a last resort.”

[Robert Herron](#) - Robert Herron, a homeowner in Portland, CT, testified in support of this bill. Herron emphasized that as rising home prices and interest rates force more individuals and families to rent, “Just Cause Protections should be offered to all renters in CT.” Herron warned that no-fault evictions can be motivated by illegal discrimination and noted that the consequences—such as disruptions to health, education, and employment—often outlast any legal remedy. He also highlighted the bill’s role in protecting tenants’ rights to organize, stating it would prevent landlords from using no-fault evictions to suppress tenant unions.

[Rachel Hiskes](#) - Rachel Hiskes, a lifelong tenant submitted testimony in support of this bill. Hiskes expressed concern about corporate property management practices, stating, "I have seen how corporate property management companies can abandon tenants and force them out if needed." While supporting tenant protections, Hiskes also acknowledged the importance of middle housing and small landlords, adding, "I believe this bill will not impact them adversely."

[Jim Horan, Senior Executive Director, Local Initiatives Support Corporation](#) - Jim Horan, Senior Executive Director of the Connecticut program of the Local Initiatives Support Corporation (LISC), testified in support of this bill, emphasizing the bill's role in promoting housing stability and preventing discriminatory, no-cause evictions. Horan stated, "Lapse-of-time evictions... are sometimes driven by discrimination and retaliation," and highlighted that Black and Latino renters are 2–3 times more likely to face such displacement. Horan explained that the threat of unjust eviction discourages tenants from reporting unsafe living conditions or organizing for fair treatment. "Residents should not have to negotiate for safe, healthy, stable housing under fear of homelessness". Horan urged passage of the bill, stating it "prevents arbitrary and unjustified eviction" and aligns with LISC's mission to create safe, inclusive communities.

[Michael Hoyt](#) - Michael Hoyt, a Simsbury resident and member of St. Mary's Church, testified in support of this bill, citing both moral and practical reasons for expanding Just Cause eviction protections. Hoyt emphasized that "landlords should be able to evict people if necessary but they should have a good reason for doing so," and warned of the serious consequences of unjust evictions on families, especially children. "I know I would have difficulty living with the fear that I could be evicted for no real reason," Hoyt said, urging lawmakers to pass the bill to ensure fairness and housing security for all renters.

[Calder Hudson](#) - Calder Hudson, a Middletown resident and member of the Connecticut Tenants Union, testified in strong support of this bill. Drawing from their personal experiences and statewide tenant advocacy work, Hudson described a pervasive pattern of neglect and retaliation by landlords who exploit legal loopholes: "The fact you can do everything right... and still be evicted for no reason is part of why so many people... settle and suffer in silence". Hudson emphasized that no-fault evictions enable discrimination, suppress tenant complaints, and directly contribute to Connecticut's homelessness crisis.

[Faiza Hussain](#) - Faiza Hussain, a graduate student at Tulane University and MSW intern at the Universal Healthcare Foundation of CT, testified in strong support of this bill. Hussain described how no-fault evictions disproportionately target working-class families, immigrants, Black and Latino renters, and single mothers. "No-fault evictions are not just paperwork; they are a tool used to silence tenants". Hussain linked eviction to broader systemic crises, arguing, "This is not just a housing crisis, it is a healthcare crisis," and emphasized the harmful health impacts of displacement, including chronic illness and mental health deterioration.

[Arjun Jackson](#) - Arjun Jackson, a tenant in Stamford and graduate social work student, testified in support of this bill, drawing on their experience interning with Bridgeport's Social Services Department. Jackson shared insights from conversations with residents facing eviction and with the Fair Rent Coordinator, who emphasized that rent hikes are pushing

many families to the brink: “While the cost of living continues to grow... the pressures of having one’s rent raised beyond equitable measures... has unfortunately shifted blame on renters”. Jackson highlighted a successful Fair Rent case that saved tenants over \$50,000 in six months, despite limited resources. Quoting Rep. Felipe—“30% increase in rent, 13% increase in homelessness”— Jackson urged lawmakers to support Just Cause eviction protections to reduce housing insecurity and promote fairer housing systems statewide.

[Robert Janis, Reverend, Unitarian Society of Hartford](#) - Rev. Robert Janis, minister of the Unitarian Society of Hartford, testified in support of this bill, citing their faith’s commitment to “the inherent worth and dignity of every person.” Janis highlighted that in 2024, Connecticut landlords issued 2,224 no-cause eviction notices, displacing tenants without explanation. Rev. Janis shared the story of a congregant who feared reporting mold in her apartment, worried she and her daughter might be evicted. Janis warned that no-cause evictions create a “climate of fear” that can enable predatory landlord behavior.

[Nadine Jemmott](#) - Nadine Jemmott, a New Haven resident and mother, testified in support of this bill. Jemmott described paying high rent for a renovated apartment under misleading claims from management, only to find that not all units were similarly upgraded. Jemmott is now living with an expired lease and noted that over 20 other tenants in their complex are in the same situation, with no communication from management: “This does not secure occupancy in my apartment for myself or my minors,” Jemmott stated.

[Michael Johnson, Executive Director, Franciscan Center for Urban Ministry](#) - Fr. Michael R. Johnson, OFM, Executive Director of the Franciscan Center for Urban Ministry in Hartford and member of GHIAA, testified in strong support of this bill, framing housing as a moral issue rooted in human dignity and Catholic social teaching. Quoting Pope Francis—“A home is not just a roof over one’s head, but a place where a person can have dignity”—Fr. Johnson emphasized that tenants should not live in fear of losing their homes for asserting their rights. He shared concerns about retaliation against tenants who report hazardous living conditions and urged lawmakers to pass the bill, stating, “Just Cause eviction protections are not just a legal necessity—they are a moral imperative.”

[Victoria Johnson](#) - Victoria Johnson, a Branford resident and former New Haven tenant, testified in strong support of this bill. Johnson and their housemates endured “boiling summers and freezing winters” due to broken, unfixed windows, despite repeated maintenance requests and city intervention: “By the end of the second year, we had become afraid to keep asking... so we capitulated”. After back-to-back rent hikes of 13% and 15%, they were forced to leave. Johnson argued that Just Cause protections would have made them feel safe enough to demand repairs and negotiate rent fairly, stating, “We were not ‘problem tenants’—we were ignored and unprotected tenants.” Johnson emphasized the urgency of protecting tenants from retaliation and housing insecurity in one of the nation’s least affordable cities.

[Eleta Jones](#) - Eleta Jones, a West Hartford resident and member of the Hartford Monthly Meeting of the Religious Society of Friends (Quakers), testified in support of this bill. Jones emphasized that stable housing is a fundamental need and that eviction protections should extend to all tenants, not just those over 62 or with disabilities. “It is important that people of all backgrounds have a place to live that is stable and can be relied on,” Jones stated, urging lawmakers to pass the bill to promote fairness and protect vulnerable communities.

[Sophia Kandul, Committee Member, Blake Street Tenant Union](#) - Sophia Kandul, a New Haven resident and member of the Blake Street Tenant Union, testified in strong support of this bill. After moving from Louisville in 2022, Kandul was promised a booming neighborhood but instead found herself living in a poorly maintained apartment “without heat or paint.” Kandul now lives month-to-month, fearing sudden displacement. Kandul emphasized that tenants like them “deserve to have a stable community” and urged lawmakers to pass the bill to protect renters from arbitrary eviction and rising rent exploitation in the midst of a statewide housing crisis.

[Nick Kantor, Director, Desegregate CT](#) - Nick Kantor, Director of DesegregateCT, testified in support of this bill. Kantor described the bill as a necessary complement to land use reforms addressing Connecticut’s housing crisis, especially amid skyrocketing rents and a record-low 7% vacancy rate. Kantor concluded that Just Cause protections “will help us all by making Connecticut a more affordable place to live and work.”

[Alicia Karli](#) - Alicia Karli submitted testimony in support of this bill, emphasizing that Connecticut is “funded, founded, and maintained by the working class.” Karli argued that allowing landlords to issue no-fault evictions during a housing crisis is unjust, particularly when affordable housing is scarce. “Housing is a fundamental need and should NEVER be sold and traded for profit—it’s a human right!” they wrote. The testimony also criticized legislators who own rental properties, calling it “a shameful conflict of interest.”

[Julie Keen](#) - Julie Keen, submitted testimony in support of this bill, stating that Connecticut’s rental housing market is already extremely difficult due to limited availability and high costs. They argued that current laws unfairly penalize renters under age 62 who follow their lease terms, pay rent on time, and can still be evicted without cause. “This bill needs to be expanded to include renters of all ages,” they wrote, stressing the need to protect tenants from landlords seeking to evict for profit. “Tenants need to be protected against this greed.”

[Danya Keene, Professor, Yale School of Public Health](#) - Danya Keene, A Yale School of Public Health professor submitted testimony in support of this bill. Citing extensive research from the Yale Housing and Health Equity Lab, they noted that eviction is linked to significantly increased mortality rates—up to 40% after an eviction judgment—and negatively impacts entire communities. Keene shared a tenant story where existing Just Cause protections prevented an unfair eviction, concluding: “It is critical that all Connecticut tenants have the same protections that Paige and her husband benefited from.”

[Peter Kiernan](#) - Peter Kiernan, a Burlington resident and admitted UConn medical student, testified in support of this bill. Emphasizing the connection between housing stability and health, Kiernan explained how eviction delays discharges, exposes patients to infection, increases Medicaid costs, and adds stress during serious illness: “There are patients in Connecticut dealing with this right now”. Kiernan urged lawmakers to recognize eviction as a public health issue and concluded, “we at the very least should require a good reason before subjecting any tenant—any patient—to eviction.”

[Alexander Kolokotronis, Director, Naugatuck Valley Project](#) - Alexander Kolokotronis, Director of the Naugatuck Valley Project (NVP), testified in support of H.B. 6889. Kolokotronis emphasized that no-fault evictions threaten both tenants and Connecticut’s aging affordable

housing stock, particularly in cities like Waterbury, New Haven, and Hartford, where over half of rental units were built before 1970. Kolokotronis warned of a new wave of “corporate raiding,” with speculators targeting both multifamily and single-family homes. Kolokotronis urged lawmakers to expand Just Cause protections beyond buildings with five or more units, stating: “Just Cause eviction protections can plug the holes in the leaky bucket that constitute Connecticut’s housing market.”

[Charlie Kuchenbrod](#) - Charlie Kuchenbrod, a Granby resident, landlord, and member of Granby Congregational Church, submitted testimony in support of this bill. Speaking as both a property owner and a person of faith, Kuchenbrod emphasized the moral responsibility of landlords to act as stewards of their property, prioritizing tenant well-being. Kuchenbrod cited Connecticut’s affordable housing shortage and the difficulty tenants face in holding landlords accountable as reasons to expand Just Cause protections. Kuchenbrod believes the bill will create stronger, more stable communities by ensuring fair treatment and preventing unjust evictions.

[Natasha Kuranko, Connecticut Citizen Action Group](#) - Natasha Kuranko, a lifelong Connecticut resident and staff member at the Connecticut Citizen Action Group, submitted testimony in support of this bill. Kuranko argued that no-fault evictions, such as “lapse of time” notices, allow landlords to displace tenants without justification, often serving as a cover for discrimination or retaliation. Kuranko emphasized that “housing should not depend on the whims of a landlord” and that H.B. 6889 would extend Just Cause protections to more renters, ensuring evictions only occur for legitimate reasons. Kuranko also stressed that similar protections have existed in Connecticut and other states with “zero unintended consequences,” and that the bill would reduce evictions and promote stability.

[Leslie Blatteau, President, New Haven Federation of Teachers](#)

[Mendi Blue Paca, President & CEO, Fairfield County's Community Fnd](#)

[Ryan Borowy](#)

[Thomas Broderick](#)

[Richard Cooper](#)

[Wyatt Cote](#)

[Whitney Denary](#)

[Mary Ann Eagan Karen Ellis, Volunteer Leader, All In For Milford](#)

[Amy Epstein, Attorney, New Haven Legal Assistance](#)

[Peter Fousek, Secretary, Treasurer, Connecticut Tenants Union](#)

[Rebekka Almond, GHIAA](#)

[Deana David, GHIAA](#)

[Zoe Masters](#)

[Nora Matthews, Resident of Southington, Connecticut](#)

[Unique Medina](#)

[Tai Michaels, Resident of New Haven, Connecticut](#)

[Sarah White, Connecticut Fair Housing Center, Attorney](#)

[William Roberts, ACLU-CT, Smart Justice Leader](#)

[Jess Zaccagnino, ACLU-CT, Policy Counsel](#)

[Constanza Segovia, Connecticut For All, organizing director](#)

[Travis Woodward, CSEA SEIU Local 2001, President](#)

[Bea Santiago, Ministerio Nueva Creacion – Manchester, Pastor](#)

[Jessica Stamp, Blake Street Tenants Union, Steward](#)



[Rosaleen Torrey](#)  
[Mars Rodriguez](#)  
[Kathy Salk](#)  
[Madison Schettler](#)  
[Lisa Sementilli](#)  
[Meg Smith](#)  
[Lori-lynn Ross, CTTU Parkside Village 2 Tenant Union, VP](#)  
[Karen Robinson](#)  
[Zee Rubin](#)  
[Kristin Santamaria](#)  
[Ian Skoggard](#)  
[Nancy Urban](#)  
[Ammara Talib, PhD](#)

## **NATURE AND SOURCES OF OPPOSITION:**

[Mark Asnes, Housing Provider](#) – Mark Asnes opposed this bill and shared their concern that it would lead to disastrous, unintended consequences for both landlords and tenants in the future. Asnes stated that 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" creating the potential for perpetual tenancy, which would undermine private property rights and contract laws. Asnes added that lapse of time eviction is the only real mechanism to protect those who have invested in their homes, any other method takes months and thousands of dollars. They clarified that "no landlord wants to kick a good resident out of their home" and added "only 12% of evictions use lapse of time."

The following testimonies expressed similar opposition to the bill. The main points of opposition include that there are already protections in place for tenants who are aged 62 and older, disabled, and those with LIHTC and subsidized housing. In addition, the following testimony listed that lapse of time is not actually an eviction and it is rarely used, but when it is used it is a landlord's only way of removing a resident who is breaking the terms of their lease.:

[Anonymous](#)  
[Jennifer Ball, Property Manager, Paredim Partners LLC](#)  
[Debra Churchill, Property Manager, Cue Summitwoods](#)  
[Alexandra Downey, Property Manager, Paredim Communities](#)  
[Moshe Fulda, CTAA](#)

[Bob De Cosmo, The CT Property Owners Alliance](#) – Bob De Cosmo opposed this bill and stated that it would act as a barrier for new development and would also hurt good tenants. De Cosmo listed their issues with this bill, which included that it would rewrite the statute on Connecticut evictions, remove three other existing grounds for reasons to bring eviction (not just lapse of time), renters who receive a 100% rental subsidy would have a perpetual lease even if they are troublesome, banks that foreclose multi-family properties will not be able to empty buildings as they do not want the liability of owning and operating rental properties, lapse of time evictions are not an immediate removal from the premises, shorter eviction processes in Connecticut are needed, owners will tighten up their leasing criteria making finding an apartment in the state more difficult, and lastly lapse of time evictions account for a small percentage of evictions, approximately 10%.



[Jeff Ferony, President, Member, Trio Properties](#) – Jeff Ferony opposed this bill and shared the importance of lapse of time evictions as a necessary tool for landlords to address problematic tenancies in an efficient and fair way. Ferony stated that "non-renewal at the end of a lease provides a clear and practical path to resolving serious resident issues while avoiding unnecessary conflict and prolonged disruption to the community" compared to eviction proceedings which require legal hurdles, delays, and costly litigation. Ferony provided a real-world example of issuing a non-renewal notice to a tenant who was engaged in drug activity, attracting frequent late-night visitors, and making loud noise. Ferony added that responsible tenants will suffer without the ability to non-renew leases for lapse of time, being subjected to disruptions, noise, unsafe conditions, and in some cases criminal behavior from a single bad tenant "simply because the legal barriers to eviction are too high."

[Gabriel G](#) - Gabriel provided testimony in strong opposition to this bill, arguing that it unjustly restricts landlords' rights and misrepresents the reasons behind many lease-based evictions. They explained that "this bill misrepresents the reality behind many 'lapse of time' evictions," which are often necessary for responsible property management and maintaining financial stability. The legislation, they contended, infringes on the ability of landlords to make decisions about their properties at the end of a lease—such as bringing in new tenants, making renovations, or reclaiming the space for personal use. They also warn that removing certain eviction grounds could expose landlords to squatters and complicate foreclosures. As someone who served in the United States military to protect freedoms, they find it troubling that "legislation... strips homeowners of their ability to manage their property."

[Diane Gallagher](#) - Diane Gallagher opposes this bill and expresses concern that the bill infringes on landlords' constitutional rights and autonomy in managing their property. They state that while they maintain respectful, positive relationships with their tenants, the legislation would unfairly restrict their ability to act if that relationship breaks down. They question, "what other business do you take control of in this matter?" and urge lawmakers to "please vote no to 6889."

[Krystal Garcia As Property Manager CTAA](#) - Krystal Garcia, a member of the Connecticut Apartment Association (CTAA), which represents over 70,000 apartment communities, opposes this bill. Garcia argued that the bill is unnecessary due to existing protections for seniors, disabled individuals, and those in subsidized housing. They emphasized that a "lapse of time" is not an eviction but the end of a mutually agreed lease, stating, "lapse of time... is simply the conclusion of a pre-agreed upon lease contract." They also defended the use of non-renewal as a last resort to address serious lease violations and warned that limiting this option could deter housing development in a state already facing a housing shortage. "CT already has a housing shortage – taking away this tool will make it even less attractive for developers to build here."

[Daniel Garrett Landlord](#) - Daniel Garrett, a landlord in Hamden and North Haven for over 40 years, testified in opposition to this bill. They explained that they provide clean, affordable housing to individuals with challenging backgrounds, and has had positive relationships with most tenants. "I appreciate all of my tenants and I believe most appreciate me," they said. However, they warned that removing lapse of time evictions would strip landlords of a vital tool needed to address serious tenant issues, such as threats to safety or disruptive behavior. Citing a past incident involving a threatening tenant, they stated, "if you take away the one

way I can legally remove a tenant, lapse of time eviction, my job as a landlord will only become more difficult.”

The following testimony describe opposition to the bill, arguing that it misrepresents the purpose of "lapse of time" evictions and restricts property owners' rights. Landlords emphasized their reliance on lease terms for stability and income, and asserted their right to reassess their property once a lease ends. They also raised concerns about eliminating “no right or privilege to occupy” as a legal eviction basis, warning it could leave them vulnerable to squatters and create challenges for banks managing properties. Overall, they argued the bill is misguided and would negatively impact Connecticut landlords.

[Roman Gefter](#)

[Amir Glenn and Yvette Glenn](#)

[Christina Gramarossa](#)

[Kevin Gendron](#) - Kevin Gendron testified in strong opposition to this bill, arguing that this bill, if enacted, would harm responsible tenants and landlords by limiting their ability to address disruptive and damaging tenant behavior. They described two eviction cases where “lapse of time” was the only viable option to restore peace and safety for other tenants. In one case, a tenant repeatedly caused flooding and late-night disturbances, leading to “thousands of dollars” in damages. In another, tenants engaged in hoarding and drug activity, resulting in rodent infestations and police intervention. “With bill HB06889, my responsible tenants would have been forced to move,” they stated, warning that these laws protect problematic tenants at the expense of good ones. “If you tie my hands, I can't be a landlord anymore.”

[Guihong Geremia, Realtor, Agnelli Real Estate](#) - Guihong Geremia, a property owner and agent, testified in opposition to this bill, emphasizing the importance of “lapse of time” evictions in the rental business. Geremia argued that the ability for either party to end a lease at its conclusion is essential, stating, “‘Lapse of Time Eviction’ is a vital tool for real estate rental business.” They described the current system as fair and balanced, adding, “at end of lease term, either party has the right to walk away from the other peacefully and respectfully.”

[Mathew O’Grady](#) - Mathew O’Grady, a math teacher at East Lyme High School and small-scale property investor, testified in opposition to this bill, citing concerns about unintended consequences for landlords. While initially sympathetic to the idea that tenants paying rent shouldn’t be forced out, O’Grady warned that the bill could prevent landlords from reclaiming their properties in reasonable situations. They shared scenarios such as landlords needing to move back in, sell the property, or conduct necessary repairs, stating, “as long as the tenant is paying, the landlord cannot compel the tenant to leave.” O’Grady urged lawmakers to consider a compromise that offers extended notice for tenants rather than eliminating lapse of time evictions entirely.

[Michael Harrington](#) - Michael Harrington testified in strong opposition to this bill, arguing against the removal of lapse-of-time evictions. They stated, “renting is a privilege, not a right,” and emphasized that landlords should retain the ability to ask tenants to leave at the end of a lease. They noted that courts currently allow tenants six months in lapse-of-time eviction cases, which they believe is “plenty of time to find another place to live.” The testimony warned that further limiting landlord rights would discourage rental housing availability.

[Jim Heckman, General Counsel, Connecticut Realtors](#) - Jim Heckman, a representative of the Connecticut Realtors expressed opposition to this bill on behalf of the Connecticut Realtors (CTR), citing concerns with two key provisions. First, they opposed the inclusion of mobile home parks in the exemption for lapse of time evictions, stating, “there is no rationale for why that property type should be treated separately,” and noting that mobile homes depreciate over time and may become uninsurable or unmortgageable. Second, CTR strongly objected to expanding the definition of who can determine a disability beyond physicians, warning that allowing non-medical individuals to certify disabilities “is inviting an unimaginable degree of fraud.”

[Robert Hinners, Landlord](#) - Robert Hinners, a landlord, testified in opposition to this bill, citing concerns over proposed changes to rules around lapse of time evictions, nonpayment of rent, and protections against squatters. They explained that they rely on monthly rent payments to cover increasing costs such as insurance, taxes, and interest rates, and noted, “most of my tenants are long term... and move for family growth, homeownership, or work relocation.” The landlord described a situation where a non-tenant individual refused to leave after the legal tenant vacated, stating, “the male friend stays and refuses to leave and does not pay rent or submit an application.” They argued that the bill would make it harder to address such scenarios and undermine landlords’ ability to manage their properties.

[Robert Jackson](#) - Opposed

[Paul Januszewski](#) - Paul Januszewski, a longtime property owner and chair of the Greater Enfield Landlord Association, testified in strong opposition to H.B. 6889, calling it “a preposterous assault [on] property owner rights.” They argued that once a lease expires, either party should have the right to end the agreement, stating, “absolutely no one should have a perpetual right to occupy someone else’s property against the property owner’s will!” Januszewski also warned that removing “no right or privilege to occupy” as grounds for eviction would make it impossible to remove squatters and would endanger banks during foreclosure proceedings. They attributed past spikes in lapse-of-time evictions to the COVID-19 court closures and emphasized that such evictions remain “critically necessary.”

[Joan Karlsen, Landlord](#) - Joan Karlsen, a landlord, submitted testimony opposing this bill, citing personal experience managing tenant issues without resorting to eviction. They described a situation in which a disruptive upstairs couple caused repeated disturbances, despite police involvement and requests to quiet down. Ultimately, the landlord resolved the issue by choosing not to renew their lease—an option that would be restricted under the proposed bill. “With this bill, the landlord loses the more agreeable way [of] terminating the lease of disruptive tenants,” they wrote, urging the committee to vote no to this bill.

[Fred Knize](#) - Opposed

[Ryan Langan, Owner, Surface Experts of West Hartford](#): Ryan Langan shared their opposition concerning the rights and impact that this will have on the construction business sector, specifically their business. Langan addressed concerns such as fiscal impacts on landlords and property owners as well as the limitations on opportunities and new construction.

[Sheila Leach, Vice President, Home Builders & Remodelers Association of Central](#)

[Connecticut](#): Shelia Leach shared their opposition for this bill regarding the negative impacts and "unintended consequences" for those participating in housing construction or property ownership. Describing their opposition as an advocate for those individuals, Leach provides negative impacts that this bill could have on individuals such as increased risk for housing providers, reduced incentives, fiscal challenges, shifting away from long-term rentals, increasing rent for tenants, and discouraging or constraining housing productions.

[Nixie Lee, NYC Police Officer](#): Nixie Lee shared their personal account with a tenant that refused to pay rent on a property that they owned, furthering their opposition that this bill allows situations such as this account to become more predominant by giving tenants more rights over a property than a landlord. They stated that the bill leaves landlords "defenseless" and "infringes" on their right to their properties.

Those who testified against the bill cited that eliminating "Lapse of Time" evictions will limit a landlord's ability to remove tenants:

[Rick Marci](#)

[Joanna Marchitto](#)

[Kyle Marek](#)

[Marnie McKay](#)

[Aaliyah Miller](#)

[Jaime Miller](#)

[Victor W Nolletti](#)

[Jenny Rosario-Mora](#)

[Lorrie Maiorano, Real Estate Broker, Calcagni Real Estate](#): Lorrie Maiorano acknowledged the intention to protect tenants with this bill but shared concerns for the property owners and housing production in general such as increased risk associated with renting out properties, financial impacts, increased shift to short-term rentals, and impact on upgrading properties or new construction.

[Anne Manusky, M.Ed., National Director, Connecticut Republican Assembly](#): Anne Manusky expressed that this bill does not align with their organization's values nor is it constitutional and as such they opposed it.

[August Miller, Landlord, CT Property Owners Association](#): August Miller wrote in opposition to this bill as it limits the rights that landlords exercise to not only protect themselves but the communities they build on their properties. As such they shared personal experience and advised how they have previously handled tenants that disturbed the peace of their own community. Miller called for less regulations in their oppositional testimony of this bill.

[Kent M. Miller, Attorney, Miller Law Group](#): Kent Miller wrote in opposition of this bill to inform the committee that this bill limits landlord's contractual rights which can lead to reduction of housing supply, discouraging others from investing in rental properties, and making it more difficult for tenants to find places to reside due to the lack of available housing. Miller urged the committee to reject the bill, arguing that it would have a significant negative impact on Connecticut landlords.

[Baba Ogunro](#)- Baba Ogunro acknowledged the intention to protect tenants with this bill but shared concerns for the property owners and housing production in general such as increased risk associated with renting out properties, financial impacts, increased shift to short-term rentals, and impact on upgrading properties or new construction.

[Lauren Tagliatela, Connecticut Apartment Association \(CTAA\), Co-chair – Government Relations](#)- Lauren Tagliatela opposed HB-6889 because it interferes with private contracts. In order to provide "quiet, clean, safe" housing, landlords must utilize lapse of time for many issues: smoking, harassment, abandoning trash, leaving pet waste, excessive noise, drug dealing, and property damage. They wrote that Connecticut needs laws to "lower the cost of building housing, speed up approval processes, and remove restrictive zoning rules that limit development."

[Jessica Reategui, Rego Realty Corp, Property Manager](#) - Jessica Reategui opposed HB-6889 and noted concern about removing lapse of time as a reason to end a tenancy. Landlords rely on nonrenewal of leases "to maintain quality housing and ensure stable, cooperative landlord-tenant relationships." Tenants who break the law or violate lease agreements often remain because landlords cannot prove "serious nuisance" due to witnesses' fear of retaliation. Lapse of time is often the only way to avoid a contentious and expensive court battle. Many recent regulatory changes are negatively affecting landlords' abilities to manage their properties and are costing a lot of money. This bill threatens "a fundamental property right – the ability to decide whether to continue a contractual relationship at the end of its term," without addressing the underlying problems driving the housing crisis.

[Steven Tavares, Owner](#) - Steven Tavares opposed HB-6889 for several reasons: (1) interference with property owners' ability to manage investments; (2) damaging freedom to contract rights; (3) hindrance of repairs and maintenance leading to deteriorating conditions; (4) increasing rents and screening processes; and (5) overwhelming legal and administrative burdens. They testified that the legislature should protect tenants, but this bill is not the correct solution.

[Eric Santini, Santini Homes, Owner](#) - Eric Santini opposed HB-6889 because non-renewal of leases is often used to deal with problematic tenants, rather than going through the timely, expensive eviction process. They identified a series of violations typically resolved through non-renewal: "non-payment or perpetual late payment of rent, disruption of neighboring tenants, threatening behavior to neighboring tenants and property management employees, and not properly maintaining and caring for a unit leading to substantial damages in the unit." Deciding "to fully or partially remodel a unit" is also a reason for non-renewal. Santini explained that non-renewals are infrequent. Landlords want long-term residents, and this bill will force landlords "to tighten their application approval requirements," making it more difficult to acquire housing.

[Kevin Santini, Santini Villa Apts, Property Manager](#) - Kevin Santini opposed HB-6889, arguing it would hurt landlords and good tenants over "a few isolated (and admittedly significant) problems in a few cities and towns." They have utilized non-renewal 3 times in 29 years, each because of safety threats. This bill would force landlords to "serve the notice to quit much quicker and be much more aggressive," resulting in more court cases.



[Peter Sosnow, Two Paths Investment Partners, Property Owner](#) - Sosnow opposed HB-6889 for its potential to "limit property owners' rights, increase financial burdens, and discourage investment in housing." Specifically, this would require "the courts to interpret just cause for nuisance." Sosnow recommended "voluntary programs, incentives for affordable housing development, and fair regulations that do not penalize small landlords."

[Barbara S](#) - Barbara S. opposed HB-6889, arguing that it would worsen the housing crisis. They believe contract law is sufficient as "[w]e rent on terms, not life long [sic] commitments." They warned that landlords will leave the rental business, harming tenants.

[Richard Sadlon, Sadlon Properties, Owner](#) - Sadlon opposed HB-6889 because the bigger problem is "belligerent and non compliant tenants that refuse to pay," and eventually leave apartments in a condition that costs the landlord thousands of dollars to repair.

[Tyler Smith](#) - Smith opposed HB-6889 because landlords need to retain the ability to evict for lapse of time as a tool to deal with problematic tenants. This bill also removes landlords' ability to evict squatters, negatively affecting the real estate market in Connecticut. Lastly, this bill hinders landlords' ability to convert a property.

[Jacob Reilly](#) - Reilly opposed HB-6889 because lapse of time evictions is a last resort when tenants are problematic. Lapse of time evictions are an important protection for good tenants and landlords' ability to maintain quality of life for their residents. Most low and fixed-income tenants are protected under current law.

The following oppositional testimony identified interference of property owner's rights and rental cost increases as large issues with this bill:

[Andrzej Rokicki](#)

[Andrew Shields](#)

[Cindy Stein](#)

[Zhibo Wang](#)

[Jean Wong](#)

[Mei Wong](#)

[Juan Valencia](#)

The following testimonies expressed general opposition to the bill:

[Peter Anderson](#)

[Angela Anonymous](#)

[Anonymous](#)

[Anonymous](#)

[Anonymous](#)

[Anonymous Anonymous, Landlord](#)

[Anonymous Anonymous, Owner, Landlord](#)

[Anonymous](#)

[Anonymous](#)

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[Anonymous](#)  
[Anonymous](#)  
[Anonymous, Property Owner](#)  
[Anonymous Victoria Lindsey](#)  
[Anonymous, CTAA](#)  
[Jason Arcuri Ashley B](#)  
[Natasha Bernacet Mary Bobbers Adam Bonoff, Property Owner](#)  
[Frank Bordonaro](#)  
[Susan Bradford](#)  
[Kenneth Burkamp, Landlord, Burkamp Real Estate](#)  
[Susan Burt, Landlord Lucas Chaves, Landlord, Rubicon Realty LLC Eric Cheng](#)  
[Robert Chesson, Director, Connecticut Apartment Assoc Michael Clinton, Attorney at Law](#)  
[Denny Colon Estevez](#)  
[Donna Clarke, small landlord](#)  
[Chase Corcoran](#)  
[Janis Dagostino, CT Rental Property owner Ilhami Demiroz](#)  
[Marie Denise](#)  
[Debbieann Durkin](#)  
[Samuel Eddinger, Investor](#)  
[Barbara Fairbanks](#)  
[Alex Fiorelli](#)  
[Christopher Foote](#)  
[Naomi Freeman](#)  
[Hannah Linnell](#)  
[Evon Muschinsky](#)  
[Fitzgerald Ojeda](#)

**Reported by:** Arianna Tsikitas, Clerk  
Jasmine Jones, Assistant Clerk  
Chris Peritore, Assistant Clerk  
Rebecca Hyland, Assistant Clerk  
Alexandra Hehn, CGA Intern  
Zoe Kleinman, CGA Intern

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