

Testimony on Bill 6-25: Consumer Protection - Defective Tenancies as Deceptive Trade Practices

Dear Committee Members,

I appreciate the opportunity to share my perspective on Bill 6-25. On Tuesday, March 4th, I had my first chance to testify; however, due to misplaced notes, my remarks were not as structured as I intended. Since it was stated that additional documents could be submitted before March 10th, I would like to supplement and clarify my testimony.

My name is Konstantin Tomenko. I hold a full-time position and have been a small property owner with over twenty years of experience in real estate. Throughout these years, I have learned that maintaining a positive landlord-tenant relationship is in the best interest of both parties. As property owners, we strive to provide the highest level of service to our tenants. We do not rent out unfinished or incomplete properties, nor do we ignore even minor issues. Any concerns that arise are addressed promptly to ensure tenant satisfaction.

Tenant retention is a priority, as turnover results in additional costs for property owners and management companies. This is why we diligently comply with all regulations and respond to maintenance requests as quickly as possible.

Through our participation in the Apartment Assistance Program (AAP), we have learned that tenants already have multiple avenues to address concerns in cases of landlord or management negligence. However, a lack of awareness about these existing resources often leaves tenants unsure of how to proceed when issues are not resolved in a timely manner. A simple call to the Office of Landlord-Tenant Affairs can effectively address most concerns, and all available remedies are clearly outlined in the **Landlord-Tenant Handbook**.

Rather than introducing a new bill that may increase workload without necessarily improving efficiency, my appeal is to focus on ensuring tenants are informed about the resources already at their disposal. Strengthening awareness and accessibility of these existing tools would be a more effective approach to addressing tenant concerns.

Thank you for your time and consideration.

Best regards,
Konstantin Tomenko