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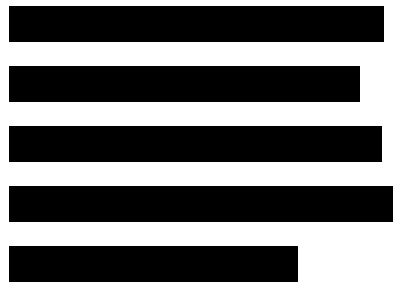
Support of Council Bill 7-24

Landlord-Tenant Relations –

Tenant Protection and Notification

24 April 2024

James C. Perry



Good afternoon, members of Council. My name is James C. Perry, and my wife and I have lived at the Cole Spring Plaza Apartments for 15 years. I am a retired engineer, a retired U.S. Air Force flight instructor,

and a Vietnam veteran.

I am speaking in support of Bill 7-24, which gives people who rent their dwellings important information which we did not previously have.

1. Written, illustrated fire safety and evacuation plans.

In the 15 years we have lived in this building, I cannot recall a single practice fire drill involving all the tenants.

I suspect many of the tenants in this building don't know the closest fire exit and location of fire extinguishers or how to use them. Many may not understand that they will have to use the stairs to leave the

building, and not elevators.

Because many tenants may not speak or read English well, fire safety information needs to be at least bi-lingual English/Espanol.

Since I am

partially disabled and live on an upper floor, it is important that the property manager of my building acknowledges I may have difficulty evacuating in the event of fire or other emergencies.

2. Although my property management usually warns tenants of scheduled maintenance outages, we often don't know about unscheduled outages of hot water and HVAC until they actually happen.

3. The only thing many tenants know about renters insurance is that their lease requires them to have a policy, and not what the policy covers, specifically what coverage extends to the landlord.

Bill 7-24 increases information tenants deserve to have for their own safety and knowledge of their rights. I support this bill.

Thank you.