

# Housing Committee JOINT FAVORABLE REPORT

**Bill No:** HB-5258 / [Bill Status](#) / [Public Hearing Testimony](#)

**Title:** AN ACT CONCERNING TENANT ORGANIZATIONAL ACTIVITIES.

**Vote Date:** 3/5/2026

**Vote Action:** Joint Favorable Substitute

**PH Date:** 2/24/2026

**File No.:**

***Disclaimer:** The following JOINT FAVORABLE Report is prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and does not represent the intent of the General Assembly or either chamber thereof for any purpose.*

## **SPONSORS OF BILL:**

Housing Committee

## **REASONS FOR BILL:**

Current law prohibits forms of retaliation for joining or forming a tenant union but does not expand beyond that. This bill intends to provide protections for tenants who choose to engage in what is defined as organizational activities. This legislation is a result of experiences of tenants who had engaged in activities involved with organization and were retaliated against by their property owner. The committee hopes that by providing these protections, tenants who wish to engage in organizational activities can do so without retaliatory action.

## **SUBSTITUTE LANGUAGE:**

The substitute language in this bill exempts certain buildings and types of housing that are exempt under Section 47a-2. In Section 3, it refines the scope of protections that a tenant would receive, including modifying the 6-month protection from eviction to 4 months; this protection only pertains to evictions and decreased services, but not rent increases.

The bill was amended by the committee by Amendment A to add that tenant organizers must be accompanied by tenants of that dwelling.

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

None Expressed.

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

**Town of Rocky Hill, Miriam Theroux, Deputy Mayor** submitted testimony in support of this bill. She begins by noting how immediate this issue is for Rocky Hill, where there are residents living through a disruption to a large residential complex. While timelines are still being developed, Miriam states that tenants are organizing because of it, and when the tenants are not allowed to do so, she believes it becomes harder for them to “compare conditions, track promises, document issues, and reliably communicate with management, counsel, advocates, and public officials.” Miriam continues, describing how the bill addresses two operational realities: access and retaliation pressure. She also describes the asymmetry that the bill is responding to, as well as how the bill aligns with civic principles.

**Connecticut Fair Housing Center, Chelsea Connery, Attorney** submitted testimony in support of HB 5258. She states that while there has been a long history of tenant organization in Connecticut, it has recently surged in the past few years due to affordability issues. She continues, saying that there have been multiple incidents of retaliatory action taken against tenants for organizing. Chelsea additionally notes that there are current tenant protections in properties subsidized by the federal Department of Housing and Urban Development (HUD), and that this bill would ensure that tenants who live in non-HUD housing would be afforded similar legal protections as those who do.

**Connecticut Legal Services, Raphael Podolsky, Attorney and Housing Advocate** submitted testimony in support of HB 5258. He first notes the general statutes current prohibition of retaliation for organizing and becoming a member of a tenant union. He believes the wording is too narrow to cover organizational activities and notes his approval of the bill’s coverage of these activities.

**Partnership for Strong Communities, Sean Ghio, Policy Director** submitted testimony in support of the bill. He believes that the bill would empower tenants to organize for better living conditions and protect them from retaliation from property owners.

**Connecticut AFL-CIO, Ed Hawthorne, President** submitted testimony in support of HB 5258. He says that tenants should have the same protections/ability to collectively demand and negotiate improvements. He continues, stating that the bill is a pro-worker, pro-family, and pro-community solution.

**Connecticut Tenants Union, Hannah Srajer, President** submitted testimony in support of the bill. She believes that passing this bill would be an important step toward protecting and empowering tenants to negotiate for safe, healthy, and fair housing conditions. She notes a few examples of retaliatory action in her testimony and believes that it is crucial to safeguard tenant right to assembly, free speech, and habitable housing.

**Connecticut Tenants Union, Luke Melonakos, Vice President** submitted testimony in support of the legislation. He states that while current law prohibits retaliation for joining or forming a tenant union, it does not protect the activities that are inherent to the process. He believes tenant unions exist to uphold tenant rights, build trust between neighbors, and encourage civic engagement.

**Connecticut Tenants Union, Calder Hudson** expressed his support for the bill. He shared instances where tenants were retaliated against for organizing, and believes that, if passed, the bill will prevent further instances of retaliation from occurring.

These individuals submitted testimony in general support of the bill:

**Connecticut Tenants Union, Jared Cavagnuolo**

**CT DSA, Hillary Desideraggio**

**Connecticut Tenants Union, Andrew Fermo, Union Member**

**Nancy Foster**

**Connecticut Tenants Union, Peter Fousek**

**Connecticut Tenants Union, Gerene Freeman, Chapter Vice President**

**Kristian Hart, Tenant and Homeless Protections**

**Raymond Hinds**

**Connecticut Tenants Union, Benjamin Hurley**

**Braedyn Inmon**

**Claudette Kid, Client Engagement Specialist**

**Brooke Ramlakhan**

**Teamsters Local 191, Jason Ruiz, Member**

**UACT, Alexis Terry**

**Sky Thompson**

**Connecticut Tenants Union, Cynthia Vega Vieyra, Tenant and Union Leader**

**Service Employees International Union CT, Stacey Zimmerman, Deputy Director**

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

**Shuly Lieber** submitted testimony in opposition to the bill. They express their concern that the bill could lead to increased harassment of housing providers, impeding on the ability for providers to address issues such as lease violations, late payments, or building management tasks. They urge the committee to exercise caution.

**Home Builders & Remodelers Association of Connecticut, Inc., Jim Perras, CEO**

submitted testimony on behalf of HBRA in opposition to HB 5258. HBRA believe that the bill represents an unjustified expansion of state control over private residential property, dramatically undermines property management authority, and opens housing providers up to new legal challenges. They continue, stating their belief that this bill overreaches authority over property management, and therefore will discourage reinvestment, professional ownership, and new housing development.

These individuals submitted similar testimony in opposition to HB 5258. They believe the proposal would have unnecessary operational and safety challenges. They state that Connecticut already prohibits retaliation against tenants who organize or participate in tenant unions. They also state their security concerns with outside tenant organizers being given access to communities and properties. This issue was noted in the amendment/substitute language:

**CT Apartment Association, Jessica Doll, Executive Director**

**MCR, Christina Baxter, Property Manager**

**Eagle Rock Apartments at West Hartford, Diana Bisson, Community Manager**

**LandLord Law Firm, Robert Chesson, Managing Partner**

**Shannon Colon, Assistant Property Manager**  
**CT Apartment Association, Maria Dacunha, General Manager**  
**Cue Residential, Scott Ferguson, Property Manager**  
**Trio Properties, Jeff Feron, President**  
**Eagle Rock Properties, Cenobia Garvie, Property Manager**  
**MCR Property Management, Shelly Gosselin, Regional Manager**  
**CTAA, Kyle Huckle, Community Manager**  
**Cue Residential, Dassy Kaufman, CFO**  
**Judy Kechejian, Compliance Manager**  
**Marcus & Millichap, Westly Klockner, Managing Director**  
**CTAA, Brian Lemire, Senior Director of Operations**  
**CTAA, Morgan Miller**  
**Cue Residential, John Murillo, Maintenance Supervisor**  
**Paredim Communities, Stephanie Neill, Property Manager**  
**IPA Northeast, Victor Nolletti, Executive Managing Director**  
**CTAA, Nakita Norton**  
**Morgan Oleksiak**  
**Kaila Parsons, Assistant Property Manager**  
**Eric Pentore, Senior Managing Director**  
**Carrie Rowley, Analyst**  
**Building and Land Technology, Ryan Stone, Asset Manager**  
**CTAA, Lauren Tagliatela, Volunteer**

These individuals submitted similar testimony opposing the bill, as they believe that by expanding tenant organizing activities, it will create serious security and privacy concerns for residents:

**Anonymous, Anonymous**  
**Anonymous, Anonymous**  
**Freedom Property LLC, Luke Florian, Member**  
**Paredim Communities, David Parisier, Managing Director**  
**Gabrielle Peters**

**Anonymous, Landlord** submitted testimony in opposition to the bill. They believe that by allowing union meetings in common areas, it will risk privacy, create excess noise, and produce unaffordable retaliation lawsuits.

These individuals submitted similar testimony in opposition to the bill. They state that tenant rights are currently protected under law and therefore expanding protections risks conflict rather than collaboration:

**David Patel, Small Housing Provider**  
**Abraham Steinmetz**

**Anonymous, Anonymous** submitted testimony in opposition to the bill. They state that the bill will add additional restrictions that limit landlord discretion, and therefore makes it more difficult to maintain their properties effectively.

These individuals submitted testimony in general opposition of the bill:

**Anonymous, Anonymous**

Anonymous, Anonymous  
Anonymous, Anonymous  
Chip Banker, Landlord  
Joseph Braunstein, Landlord  
Simon Brecher  
Menachem Deitsch  
Matis Dier  
Brian Fitzpatrick  
Moshe Goldstein  
Shimon Handelsman  
Levi Judquin  
White Oak Holdings, Rachel Meyer, Owner  
Shulem Perl  
Rick Poulin  
Tara Ramlal  
Jacob Rocco  
RSK Capital, Tzvee Rotberg  
Daniel S  
Manny Santos  
Joshua Schechter  
Isaac Shwartz  
Nikoll Selca  
Justin Sudol  
Jen Wells

Reported by: Michael Flynn

Date: 3/18/2026