

## Roberta DiMezza

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**From:** bounce@bounce.votervoice.net on behalf of Jackie Alvarez <user@votervoice.net>  
**Sent:** Monday, March 16, 2026 12:16 PM  
**To:** House Judiciary Committee  
**Subject:** H7758 OPPOSE

**Follow Up Flag:** Follow up  
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Dear Committee Clerk DiMezza,

House Bill 7758 aims to establish guidelines for dealing with bed bugs in rental properties, but it imposes an excessive burden on landlords. While landlords should ensure their properties are free of bed bugs at the start of a tenancy, this bill places sole responsibility on them for infestations caused by tenants after moving in.

Bed bugs aren't naturally present in rental units and typically enter through tenants who've encountered them elsewhere. Despite this, the proposed legislation obligates landlords to cover all costs and efforts for remediation, even though the infestation was brought in by the tenant.

Under the bill, tenants are only required to notify landlords of bed bug presence, shifting the entire remediation burden to landlords. This contradicts existing laws where tenants are responsible for damages they cause, like breaking windows or doors.

Such a shift unfairly burdens landlords, who don't have greater financial capability than tenants to handle infestations caused by tenants. It lacks a reasonable justification beyond relieving tenants of costs they've incurred themselves, putting innocent landlords at an economic disadvantage.

While I can appreciate that this bill provides that a tenant be liable for the costs if they do not cooperate in a timely manner for remediation, that cost is almost impossible to recover unless it were able to be attached to the next due rental payment at which time a landlord could enact legal ramifications for unpaid rent which would include these costs. If a tenant were to continue to live in the unit while preventing treatment, the problem would then spread to infect other dwelling units, further exacerbating the expense incurred by the landlord. This serves the interest of no one involved.

I hope that you will join me in opposing this bill.

Sincerely,

Jackie Alvarez  
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