

## Roberta DiMezza

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**From:** bounce@bounce.votervoice.net on behalf of Rob Grace <rgrace@rihousebuyer.com>  
**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,

I am writing to express my opposition to House Bill 7758. While addressing bed bug infestations in rental properties is important, this bill unfairly places the entire burden on landlords, regardless of how the infestation started.

A key concern is that landlords would be solely responsible for all costs of dealing with bed bugs, even if a tenant brought them into the unit. Bed bugs aren't a natural problem with the property itself; they are usually brought in by tenants through travel or personal belongings. It's unfair to make landlords pay for a problem they didn't cause, especially when tenants are typically responsible for damage they inflict on the property.

This bill also encourages tenants to file complaints even after professional inspections find no bed bugs, which could create unnecessary conflict and legal issues. Additionally, the strict timelines for inspections and extermination could strain the pest control industry and potentially increase costs for everyone.

For these reasons, I urge you to oppose Senate Bill 200 and consider a more balanced approach that recognizes the responsibilities of both landlords and tenants in preventing and addressing pest infestations.

Sincerely,

Rob Grace  
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