

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Stephanie Barbusci
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Sent: Wednesday, March 18, 2026 1:33 PM
To: House Judiciary Committee
Subject: OPPOSE H7758 - Bed Bug Bill

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

I would be ok with this, if I can sue the tenant for introducing Vermin of any kind to the property. If I can show and have records of the property being Vermin free prior to renting to them, and they introduced Vermin to my property they are now liable. That is the only way I would support this bill

I am writing to express my opposition to H7758 for the following reasons:

- Concerns over the bill's provision making landlords solely responsible for infestations regardless of the source, placing financial burden and liability on landlords.
- I disapprove that tenants are encouraged to lodge complaints with DOH even after professional inspections find no evidence of bed bugs, fostering distrust and potential legal disputes.
- This bill will have negative impacts on the pest control industry with tight timelines for inspections and exterminations, potentially reducing availability of services and increasing costs. Exterminators will not want to participate in a business that poses them more liability.
- I support prompt bed bug removal but have concerns about unforgivably fast time frames imposed as there are 3 parties that must cooperate. It is not solely the responsibility of the landlord to coordinate extermination and there is a lot of preparation that goes into making a unit ready for extermination as it relates to the tenants' personal belongings.

While I have strong opposition to the bill in its current form, I would like to advocate for a fair and balanced approach considering the rights and responsibilities of all parties involved.

I request that legislators consider these concerns before passing the legislation.

Sincerely,

Stephanie Barbusci
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