

## Roberta DiMezza

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**From:** Anthony Thompson <art@sigilservices.com>  
**Sent:** Thursday, February 2, 2023 10:30 AM  
**To:** House Judiciary Committee  
**Subject:** OPPOSED: 5108, 5109, 5048, 5225

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Hello, my name is Anthony Thompson and I am opposed to bills 5108, 5109, 5048, and 5225.

For bill 5108, I believe that rent control is like all governmental price controls; it sounds good in theory but in practice has unintended consequences that are actually counter to its stated goal, in this case by disincentivizing the creation of new housing stock which is what is actually needed. This has been shown in countless economic studies across the country. It benefits the current tenant pool but harms new tenants by discouraging what is really needed, new housing units.

For bill 5225, I am opposed to yet another governmental requirement, as well as the creation of a rental registry, and making private information public. Tenants already have owner contact information, or contact information for owners' property managers, and the property owner is ultimately responsible for what happens on the property. I am opposed to a requirement to make owner contact information public, and adding yet another governmental requirement to the litany of creeping requirements that have been added to property owners over the years.

For bill 5109, if there were other residents of a rental unit, they should already be on the lease, and if they are not, I don't see the requirement to force the owner to extend the rental term and in effect force the creation of a new tenancy. I would rather see those other residents communicate with the owner to either establish a new lease, making sure they meet income/criminal/etc. requirements, or make arrangements to depart.

For bill 5108, I would support a more modest increase to this amount, merely to update it for inflation, say to \$150. But increasing it to \$500 is too high and I feel would open the door much more widely to potential abuse by tenants.

thank you,  
Anthony

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