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From: Anthony Saviano <Asavianorealtor@aol.com>
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To: House Judiciary Committee
Subject: OPPOSED: 5108, 5109, 5048, 5225

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Good Morning House Judiciary Committee,

I'm writing in to you all to let you know I firmly OPPOSE 5108, 5109, 5048, 5225. I don't know why these bills keep getting proposed but it's extremely frustrating that lawmakers are trying to make laws without involving those who are actually involved in land ownership. We provide housing to a good portion of the state yet our voices remain unheard time and time again. No one is asking myself or my fellow landlords for advice as to common-sense lawmaking that is fair to everyone involved. Rent control does not work, anywhere, so I don't know why you are trying to pass laws to see it fail again, at our expense. Any rent increases I have imposed are due to rising inflation & overall increase in cost of ownership. Just like when you go to the market and check out and it now costs you \$3-\$400 for a cart of groceries when it used to cost \$150-200, we are all experiencing the same with our properties. Property taxes are up, income tax rate is up, insurance, utilities, waste removal, water, you name it, everything has tripled or quadrupled in the last 2 years. If you want to do something about rent prices rising you need to get inflation under control!

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