

Ariana Costa

From: CRYSTAL D'AGOSTINO <user@votervoice.net>
Sent: Tuesday, March 18, 2025 10:49 AM
To: House Judiciary Committee
Subject: OPPOSE H5503

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Dear Committee Clerk DiMezza,

As a landlord and a Realtor whom helps landlords, we have also experienced challenges complying with the lead inspection requirements. Tenants are often reluctant to allow inspectors into their homes, and coordinating with their schedules—especially for those working from home—has been difficult. Additionally, the demand for lead inspection services has caused significant scheduling delays, and prices have increased substantially. The most affordable lead certificate I've been able to obtain is \$230, adding yet another financial burden.

This rise in compliance costs comes on top of increasing property taxes, insurance premiums, and general maintenance expenses—including higher handyman and painter fees. These additional costs will inevitably lead to rent increases. While the state discusses rent control, there seems to be no discussion on controlling the rising costs landlords face. Implementing rent control without addressing these financial pressures could result in a surge of foreclosures, as many landlords—especially those who purchased properties in recent years with high mortgage rates—simply cannot absorb these additional expenses.

I hope this issue receives the attention it deserves, as it impacts both landlords and tenants alike. Foreclosures will put more tenants out. Rent controll won't allow landlords to improve properties as needed when they don't have the funds. We should be discussing property tax controll.

I strongly oppose H5503, advocating for just cause eviction laws and rent control. This bill removes property owners' ability to serve nonrenewal notices, grants indefinite leases, and imposes a 4% rent increase cap. While aiming to protect residents, these measures hinder property management and investment, jeopardizing housing stability. Instead, we urge considering alternative solutions to safeguard residents without burdening property owners. Thank you for your attention.

Sincerely,

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