

**Roberta DiMezza**

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**From:** David Sisson <dave@ds-arch.com>  
**Sent:** Saturday, March 15, 2025 11:32 AM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H5503

Dear Committee Clerk DiMezza,

Thank you for taking the time to read my message. I OPPOSE H5503, a bill that will be devastating for housing in Rhode Island.

This bill provides for just cause eviction and rent control. Both are regressive laws, that protect a small portion of tenants and punish the vast majority of tenants.

Just cause eviction removes the ability to ask a tenant to leave an apartment. No housing provider asks a good tenant to leave an apartment, there's always a good reason to ask them to leave. Perhaps they are violent. Perhaps they aren't paying the rent. Perhaps they are causing damage to the property.

The housing provider asks them to leave only as a last ditch effort before eviction. The ability to allow a tenant to leave, keeps evictions off their record. It allows a housing provider to protect other tenants in the building.

The vast majority of tenants are good people, but some are not. It's important that housing providers have tools to help manage the properties, otherwise good tenants and housing providers alike are punished.

Rent control also does not benefit tenants. Rent control is need-blind, and all studies of rent control have shown that rent control benefits a small subset of more wealthy tenants at the expense of other tenants. It also creates (oddly enough) regular rent rises on all tenants. For example, I rarely raise the rent on my tenants but I'd be forced to if rent control passes. Rent control also halts production of new housing - this would damage the building industry (and design industry) in Rhode Island, and it also constricts the housing supply, which drives up rent.

Please do not vote for this regressive bill.

Sincerely,

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