

Roberta DiMezza

From: Duncan Xue <user@votervoice.net>
Sent: Sunday, March 16, 2025 7:21 PM
To: House Judiciary Committee
Subject: H5503 OPPOSE THIS - JUST CAUSE & RENT CONTROL

Dear Committee Clerk DiMezza,

4% rent control or 1.5X increase of CPI annually is to transfer all financial difficulties to landlords and not fair. .Why everything else's price is not under control except rent? Government can increase tax according to market without limit. Insurance companies increase premium far more than 4% or 1.5X CPI. Home depot, all gas stations and super markets , utility companies, Providence water, etc. etc. can adjust their price according to market. Who control then? Why rent has to be controlled? This is bullying landlords because landlord group has no power.

Did you know that evictions in Rhode Island have DECREASED 17% on average for the past year in comparison to an average year before the pandemic? Providence has DECREASED 18%! Rhode Island is heading in the right direction! I strongly contend that just cause eviction laws disrupt the equilibrium between landlords and tenants, negatively impacting residents and the community. Such policies put law-abiding residents at risk due to a housing provider's inability to act and could discourage investment in rental housing, resulting in higher rents for everyone in the community.

I support initiatives that positively influence investment in our housing and local economy. Just Cause Eviction and Rent Control are two policies that have been widely proven to be counter-productive to our goals as a state. Rhode Island has plenty of potential to be a thriving and robust economy, however these proposals are harmful to that vision.

Please reconsider your support for H5503. Thank you for your time.

Sincerely,

Duncan Xue
52 Oppen St
Providence, RI 02904
duncan.xue@gmail.com