

**Roberta DiMezza**

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**From:** henny garfunkel <henny@hennygarfunkel.com>  
**Sent:** Sunday, March 16, 2025 3:06 PM  
**To:** House Judiciary Committee  
**Subject:** oppose H5503 JUST CAUSE EVICTION & RENT CONTROL

Dear Committee Clerk DiMezza,

I OPPOSE H5503

I am writing to oppose H5503 Just Cause & Rent Control. The National Apartment Association (NAA) has already conducted extensive research on this issue and opposes just cause eviction laws. They argue that such laws limit property owners' ability to manage their properties effectively and address issues like disruptive or threatening behavior from tenants. Additionally, they contend that just cause eviction laws can lead to increased administrative burdens and strain the relationship between property owners and tenants.

In reality eviction is costly and landlords attempt to avoid eviction by all means necessary. Turnover (vacancy) is also costly as there are typically thousands of dollars in repairs and improvements required in order to rent the unit once again. There is often loss of rent as well. It is in no one's best interest to loosely evict tenants, however, there are scenarios that eviction or a shorter term rental agreement is reasonable. Landlords and property managers must reserve the right to exercise their current legal rights in order to best service their property and the tenants of their property.

Additionally, any form of rent control further deters NEW DEVELOPMENT and proper care of a property and a landlord's ability or incentive to improve their property. Implementing any policies that deters investment will reap significant consequences on the residents of Rhode Island. Please oppose H5503. Thank you for your time.

Sincerely,

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