

**Roberta DiMezza**

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**From:** John Gifford <user@votervoice.net>  
**Sent:** Sunday, March 16, 2025 1:19 PM  
**To:** House Judiciary Committee  
**Subject:** H5503 OPPOSE THIS - JUST CAUSE & RENT CONTROL

Dear Committee Clerk DiMezza,

I'm writing to urge you to reconsider support for H 5503, as it risks undermining Rhode Island's housing market and economic potential. As a landlord managing units in Pawtucket, I've seen firsthand how balanced policies can foster stability. Recent data shows evictions in Rhode Island have dropped 17% over the past year compared to pre-pandemic averages, with Providence down 18%. This progress proves we're heading in the right direction without heavy-handed measures like just cause eviction and rent control.

Just cause eviction laws disrupt the landlord-tenant equilibrium, tying our hands when dealing with disruptive tenants—like a hypothetical drug dealer in my building. Law-abiding residents suffer, forced to report illegal activity or flee, as I can't act swiftly without court-proven cause. This puts good tenants and communities at risk. Rent control, meanwhile, caps my revenue while costs climb, slashing funds for repairs and discouraging investment. Economists widely agree: rent control shrinks rental supply and hikes rents long-term, as seen in San Francisco's 30% drop post-policy.

These policies could stall Rhode Island's housing momentum. I support initiatives that boost investment—like tax incentives or streamlined permitting—not ones that stifle it. H 5503 caps and lawsuits (e.g., triple damages) threaten my ability to maintain quality housing and could overwhelm courts, all while eviction trends improve naturally. Our state has the potential for a thriving economy, but just cause and rent control are proven detriments to that vision.

Please oppose H 5503 and prioritize market-driven solutions that work for residents, landlords, and communities alike. Thank you for your consideration.

Sincerely,

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