

**Roberta DiMezza**

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**From:** Joseph Brennan <management@southernlendingllc.com>  
**Sent:** Saturday, March 15, 2025 9:51 AM  
**To:** House Judiciary Committee  
**Subject:** oppose H5503 JUST CAUSE EVICTION & RENT CONTROL

Dear Committee Clerk DiMezza,

1. Why should the state have the authority to dictate what I can charge for my property?  
Rent control interferes with the free market. If someone is ready, willing, and able to pay for a rental property, rent control should not factor into the equation.
2. How am I expected to manage rising costs under rent control?  
My property taxes have increased by 50% on most of my properties. To cover these costs, I need to raise rents. If I'm unable to do so, I'll be forced to work for less money in 2025–2026 than I did last year. I'm not in business to earn less; I'm in business to at least stay current and ideally grow each year. Rent control undermines this ability.
3. If the government imposes rent control, will it also take responsibility for property management issues?  
If the government wants to limit what landlords can charge, will it also handle maintenance calls or provide support? As landlords, we are not partners with the government, yet these policies impose significant burdens on us without offering solutions.

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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