

Roberta DiMezza

From: Juan Salazar-Lopez <user@votervoice.net>
Sent: Sunday, March 16, 2025 3:06 PM
To: House Judiciary Committee
Subject: OPPOSE - H5503 JUST CAUSE EVICTION & RENT CONTROL

Dear Committee Clerk DiMezza,

Hello, I am writing to respectfully oppose H5503 Just Cause & Rent Control. I am a first generation US born citizen that grew up in a poor family background that ended up moving up the social ladder by working hard, graduating from college and landing in a really good career which led me to eventually buy my first multi-family rental property. Nothing was given to me and I had to earn it along the way, against all odds.

The reason I oppose this bill is because I've had situations as a first generation landlord where I gave tenants who had poor credit, bankruptcies and even some negative history with the law a chance and they did not follow the lease guidelines they originally agreed to. They disrespected me if I called them out on some of the lease violations and caused other tenants to feel unsafe. I had one event where a disruptive tenant threatened visitors causing for a hostile and potentially unsafe environment. This one disruptive tenant also had one other person living in the unit without my consent and denying this was the case. Just cause eviction would have hindered my ability to get rid of this tenant who was causing others to feel uneasy & unsafe in their home while violating the lease agreement and denying they had another unauthorized person living in the unit.

As far as rent control, this would hinder my ability to properly operate my multi-unit property and perform its proper maintenance. Property taxes, hazard insurance, annual upkeep and maintenance costs rise on a year to year basis. Not being able to adjust my rents to ensure the property is on a positive cash flow basis would force me to sell my property and/or not provide tenants with the proper maintenance that is required. Please understand that us landlords are small business owners and we are operating at thin margins already. Hindering my ability to adjust my rental prices to properly operate would have a regressive effect on all affected parties including the local county. Thus, I strongly oppose this proposed bill. Thank you for the time you took to read this.

Sincerely, a first generation landlord.

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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