

## Roberta DiMezza

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**From:** Lizbeth Kirwin <libby.kirwin@libbykirwin.com>  
**Sent:** Wednesday, March 19, 2025 11:20 AM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H5503 JUST CAUSE & RENT CONTROL

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Dear Committee Clerk DiMezza,

Just cause eviction is simply a policy that prevents a landlord from not renewing a lease. This creates an irrevocable tenancy. Just cause eviction shifts the burden to neighboring tenants to bear the burden of proof in an eviction case. This can be uncomfortable or even dangerous for neighboring tenants to do so. Good tenants are much more likely to be displaced from their home when a landlord is unable to effectively manage the property and remove unruly tenants. Example: A bad tenant in a 6 unit building is conducting illegal activity in the property. Since the landlord does not live in the property, the only witnesses may be the innocent neighboring tenants. Those tenants often times are intimidated and fearful of filing complaints or police reports. If a landlord cannot remove a tenant easily, those good neighboring tenants may consider leaving as their only option. This scenario hurts all innocent parties involved (good tenants, landlords, and the community).

Furthermore a landlord may decide to hold applicants to a higher standard if they have no option for legal recourse. under Just Cause eviction policy, landlords will be forced to hedge against more potential risk and will be less likely to give lesser qualified applicants a chance.

Sincerely,

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