

Roberta DiMezza

From: Mac MacDougall <user@votervoice.net>
Sent: Saturday, March 15, 2025 4:06 PM
To: House Judiciary Committee
Subject: oppose H5503 JUST CAUSE EVICTION & RENT CONTROL

Dear Committee Clerk DiMezza,

Dear Representative Rebecca Kislak and Representative Jennifer Stewart, and Committee Clerk Roberta DiMezza,

I would just like to say not one landlord goes decides to rent with the idea that they would like to evict the person they have committed to renting to. Not one. And if you think rents are high now. This bill has been a rumor on the streets for over a year now and I can tell you it is the number one reason why many landlords who would not had otherwise raised their rents have now. And for those landlords who have been on the fence about raising rents well you have just pushed the, off the fence now. This will just increase rents now. We are in a housing crisis. Please do not give another reason to landlords/home owners to increase their rents. Not only are taxes going up but this will kill any pause in action. And rent control does not work. A landlord can not afford to keep up with their property when they can only get certain amount for rent year after year. It is impossible. And Just Cause Eviction will make the screening process a much more difficult. No one will go out on any limb to rent to someone who is less qualified. You have just killed the housing market all together here with this bill. In fact, if this bill goes into effect I could see a housing market crash. Everyone that owns rentable properties will sell. And they won't be any buyers for these properties with restrictions of these measures. Stop putting restriction on small business owners. Landlords can not afford to keep a tenant in place that pays their rent but makes such a nuisance of themselves that the other tenants in the building leave due to what would be a non compliant issues that the landlord could address.

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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