

## Roberta DiMezza

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**From:** Sarah Stelluto <user@votervoice.net>  
**Sent:** Tuesday, March 18, 2025 11:45 PM  
**To:** House Judiciary Committee  
**Subject:** H5503 OPPOSE THIS - JUST CAUSE & RENT CONTROL

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Committee Clerk DiMezza,

4% rent control- but Providence wants to raise taxes again this year, home insurance has Quadrupled, and landlords incurrering fees for lead certificates. Make it make sense. Why do you want owning all of the multi families? The state? Will they maintain the properties and upgrade items as needed? This will kill mom and pop landlords. This will make landlords increase rent just incase it may go through. Time to put yourselves in the landlords shoes. We deal with many situations that we receive no help for, no monetary help from the state. Everything is out of our pockets. Who will want to own rentals if these laws go through? Or is that your goal?

I had a tenant not paying for 3 months. He just left. I didn't even try to evict him because the court would probably be no help to me. His whole apartment filled with things. Will cost 2k or more to get rid of everything. Instead of hasseling him with court or letters I let it be. I will have to eat the cost.

Not all landlords are as bad as you think. It's sad our city can continue to increase every cost and try to freeze rents but doesn't care about struggles we go through to keep our properties maintained.

Did you know that evictions in Rhode Island have DECREASED 17% on average for the past year in comparison to an average year before the pandemic? Providence has DECREASED 18%! Rhode Island is heading in the right direction! I strongly contend that just cause eviction laws disrupt the equilibrium between landlords and tenants, negatively impacting residents and the community. Such policies put law-abiding residents at risk due to a housing provider's inability to act and could discourage investment in rental housing, resulting in higher rents for everyone in the community.

I support initiatives that positively influence investment in our housing and local economy. Just Cause Eviction and Rent Control are two policies that have been widely proven to be counter-productive to our goals as a state. Rhode Island has plenty of potential to be a thriving and robust economy, however these proposals are harmful to that vision.

Please reconsider your support for H5503. Thank you for your time.

Sincerely,

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