

**Roberta DiMezza**

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**From:** William Fooks <user@votervoice.net>  
**Sent:** Saturday, March 15, 2025 4:06 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H5503

Dear Committee Clerk DiMezza,

just cause appears to be a way to force landlord to allow the properties to become run down. No incentive to do the right things for tenants. There are a few bad landlords, which makes it difficult for good landlords. A 4% cap on rent with no corresponding cap on cost ( , taxes, insurance, sewer and water to name a few. ) And now they want to increase minimum wages, which when we do repairs also has to be passed on or we do not do repairs. Just cause eviction, will remove any ability to properly manage tenanted property, especially if they are growing weed, or conducting people coming and going who should not be there. Please oppose this bill

I strongly oppose H5503, advocating for just cause eviction laws and rent control. This bill removes property owners' ability to serve nonrenewal notices, grants indefinite leases, and imposes a 4% rent increase cap. While aiming to protect residents, these measures hinder property management and investment, jeopardizing housing stability. Instead, we urge considering alternative solutions to safeguard residents without burdening property owners. Thank you for your attention.

Sincerely,

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