

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of Rose Russell <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:40 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

Unlike the folks who want this passed, who regularly state that most of a housing providers costs are fixed – mortgage, taxes not to exceed 4% increase per year, this is totally incorrect! The actual facts are as follows: any property over 4 units – a 5 or 6 family house, 2 houses on 1 lot, are considered commercial properties even if they are only residential in use. These properties only have adjustable rate loans and after the 1st 5 years, the mortgage rate adjusts every year and it has only gone up. Likewise, though the state law limits property tax increase to 4% a year – that is not applied to each specific house, but to the entire cities tax collection. Meaning, since covid, many people work from home, companies have downsized their office space needs and cities are collecting less taxes on large commercial properties, and if your neighborhood went up in value more than another, than both your assessment and taxes far exceed 4%.

a property of mine was just assessed at 135% more last July. The property taxes went up \$15,000/year divided by 12 months = \$1250/month, divided by 3 apartments = \$416.66/month per apartment. That would be to only cover the increases in property taxes. Unless you control and limit all other expenses, this is a recipe for housing providers to go bankrupt. houses will get foreclosed, reducing housing supply and destroying peoples lives and livelihoods.

To have to go before a board and submit tons of detailed personal financial statements to increase the rent to cover property tax increases is beyond invasive and unwarranted. Taxes go up \$ 416.66 per unit per month – then so do the rents. No permission or appeal to a board should be required. The city council should lower property taxes because that is the main cause of high rent increases.

This amendment to require major renovations of over 15% of the entire cost of the house is offensive. Basically if someone borrowed \$50,000 to renovate 1 unit in a house that cost \$700,000 they would not even be able to apply to raise the rent above 4%? Are you absolutely out of your minds??? No one would ever spend money to update, renovate or repair a unit ever if they cannot recoup that expense. This bill is a disaster. My fondest wish is for the people writing these completely dysfunctional, rip-off bills is to grow up to buy your own multi-family that needs work and that has unreasonable entitled tenants just like you, so you can see what it's like to provide housing to people who cannot do basic math.

Lastly, Just cause eviction is a nightmare: I have, as a housing provider refused to renew a lease because of non-payment and not wanting to go to court, and also for other lease violations that cannot be cured because there's no warrant for arrest and No other residents will testify or file police reports for fear of retaliation from dangerous tenants who've smashed down the doors of the good tenants, and slashed tires and assaulted neighbors. I've lost good tenants because they move out, terrified of threats from horrible tenants. Housing providers get stuck with bad ones - - the easiest path is to not renew lease, but this proposal won't allow that because I would not be able to prove just cause. I've got a \$62,000 judgement from 1 apartments' horrible tenants that I cannot collect....That is a fraction of the damages and unpaid rent they caused which totals \$109,000! Where's my justice? How am I supposed to afford repairs, maintenance and other rising costs when tenants are allowed to lie, cheat and scam the system, pose a danger, and this bill codifies their ability to do that.

The consequences of passing what you call "just cause" eviction will literally ensure that I cannot protect good tenants because I have no police reports or people willing to testify to prove just cause, so good tenants leave, nightmare tenants stay, destroy a property, and 3-5 units are then lost. It is a rape of the hard working, trying to stay middle class, housing providers who keep trying to provide safe housing and pay their bills in the face of burdensome taxes and evil legislation, all while trying to protect their honest, hardworking good tenants from the perils, threats and assault from awful tenants. I've gotten emails months later from tenants who left, saying it was the awful tenant that made them leave for fear of their safety. They all wanted me to get rid of them, but I could not without evidence, like a police report....The

effects of this bill are horrible. They'll lead to foreclosures, boarded up houses and fewer rental units.. It seems unconstitutional. OPPOSE THIS BILL!

I am against just cause eviction laws and rent control measures. This bill not only removes a property owner's ability to serve a non-renewal notice to a resident at lease term's end, effectively granting residents a perpetual lease, but also imposes rent control with a maximum annual increase of 4%. Rent control policies are widely agreed upon by over 90% of economists to not work for overall affordability.

Although I acknowledge worries about the unjust removal of long-standing residents, I am convinced that this strategy is not the correct course of action and will adversely affect both property owners and residents. Advocates of just cause eviction argue that it shields long-time residents from unethical landlords. However, these constraints significantly curtail property owners' capacity to promptly tackle resident issues and expel disruptive or potentially harmful individuals. Such measures unsettle rental communities, clash with state laws addressing problematic properties, and deter investment in rental housing.

Under just cause eviction, housing providers can only evict residents for reasons explicitly listed in the law. While these protections seem reasonable, they hinder property owners from efficiently managing their properties. The bill mandates landlords to "show cause" and obtain a court order to terminate a lease, particularly challenging in cases involving criminal activities. This policy shifts the responsibility of providing proof and evidence of such activity to neighboring tenants. Most often, neighboring tenants have concerns with retaliation from problem tenants and may be uprooted from their own home out of fear. This scenario can be avoided when a landlord is free to exercise their rights and swiftly act.

Additional eviction and turnover is very costly. Property owners do not want to over-zealously evict. The intention of a property owner is to generally attract stable, long-term, tenants, which means less loss due to vacancy and turnover costs which are in the thousands. It is untruthful to portray landlords as people who intend to remove people from their homes at any chance.

I am afraid that policies such as the one set forth in this bill could have the potential to counteract many of the positive housing policies that have been set forth in Speaker Shekarchi's housing packages. As a state we must move in the direction of finding ways to work together and solving problems, rather than shifting blame and punishment amongst different parties. Please consider the detrimental impacts of this bill as well as any and all just cause and rent control bills would have. Thank you for your time.

Sincerely,

Rose Russell  
26 Dexter St  
Providence, RI 02909  
rose02903@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of Stephanie Barbusci  
<user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:40 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

I dont understand why these same wild policies keep getting introduced, there is not one study that supports this legislation.

Just Cause Eviction policy IS rent control. This implements a 4% cap on rent increases while also preventing a property owner from ending a lease.

Just cause eviction policies lead to reduced housing supply, reduced property management, increased prices, and increased barriers to housing for our homeless or housing insecure populations. Any time more risk and regulation such as just cause eviction and rent control are introduced to a market, property owners are less likely to take risk in accepting applicants that are lesser qualified. This is because they will not be able to effectively manage their property and perceive the possibility for increased damages.

Please opt for policies that target the root of our housing challenges rather than exacerbate those issues. Policies that increase housing production and provide targeted assistance to those most in need are solutions with proven and measurable results. Thank you for your consideration.

Sincerely,

Stephanie Barbusci  
81 Manchester St  
West Warwick, RI 02893  
camilajproperties@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of Sam Levy <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:40 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

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: An uncooperative 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.

Additionally, this policy includes rent control which is known for destroying affordable housing goals, costing millions of dollars to implement, and reducing tax bases. Rhode Island cannot afford unnecessary strain. Alternatively, Rhode Island should adopt policies as outlined in the RIPEC report that increase housing and provide targeted relief to our most vulnerable populations.

Sincerely,

Sam Levy  
127 Cass St  
Providence, RI 02905  
sj0556@yahoo.com

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of Eric Shao <user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:39 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

I am against just cause eviction laws and rent control measures. This bill not only removes a property owner's ability to serve a non-renewal notice to a resident at lease term's end, effectively granting residents a perpetual lease, but also imposes rent control with a maximum annual increase of 4%. Rent control policies are widely agreed upon by over 90% of economists to not work for overall affordability.

Although I acknowledge worries about the unjust removal of long-standing residents, I am convinced that this strategy is not the correct course of action and will adversely affect both property owners and residents. Advocates of just cause eviction argue that it shields long-time residents from unethical landlords. However, these constraints significantly curtail property owners' capacity to promptly tackle resident issues and expel disruptive or potentially harmful individuals. Such measures unsettle rental communities, clash with state laws addressing problematic properties, and deter investment in rental housing.

Under just cause eviction, housing providers can only evict residents for reasons explicitly listed in the law. While these protections seem reasonable, they hinder property owners from efficiently managing their properties. The bill mandates landlords to "show cause" and obtain a court order to terminate a lease, particularly challenging in cases involving criminal activities. This policy shifts the responsibility of providing proof and evidence of such activity to neighboring tenants. Most often, neighboring tenants have concerns with retaliation from problem tenants and may be uprooted from their own home out of fear. This scenario can be avoided when a landlord is free to exercise their rights and swiftly act.

Additional eviction and turnover is very costly. Property owners do not want to over-zealously evict. The intention of a property owner is to generally attract stable, long-term, tenants, which means less loss due to vacancy and turnover costs which are in the thousands. It is untruthful to portray landlords as people who intend to remove people from their homes at any chance.

I am afraid that policies such as the one set forth in this bill could have the potential to counteract many of the positive housing policies that have been set forth in Speaker Shekarchi's housing packages. As a state we must move in the direction of finding ways to work together and solving problems, rather than shifting blame and punishment amongst different parties. Please consider the detrimental impacts of this bill as well as any and all just cause and rent control bills would have. Thank you for your time.

Sincerely,

Eric Shao  
668 Academy Ave  
Providence, RI 02908  
elliott36@gmail.com

## **Anabella Mayorga**

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**From:** bounce@bounce.voterveice.net on behalf of Anthony Thompson  
<user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:39 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

Dear Committee Clerk DiMezza,

Just cause eviction is simply a policy that prevents a landlord from not renewing a lease, creating 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.

One example: An uncooperative 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.

Additionally, this policy includes rent control which is known for destroying affordable housing goals, costing millions of dollars to implement, and reducing tax bases. Rhode Island cannot afford this unnecessary strain.

Instead, Rhode Island should adopt policies as outlined in the RIPEC report that increase housing and provide targeted relief to our most vulnerable populations.

Sincerely,

Anthony Thompson  
43 Wildrose Ct  
Warwick, RI 02888  
art@sigilservices.com

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of Pete Turner <user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:39 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

Dear Committee Clerk DiMezza,

Please Consider Owners Rights Some Retired On Fixed Incomes. I retired from the RI National Guard after 30 years of service. I cant collect the retirement until age 60. I count on the income from my small multi-family rentals to support my family.

I treat tenants fairly and haven't had to evict any of them. I also have tenants that have been with in the same home for 20 plus years. Always doing our best to keep the rents low. If these tenants move out, we would take the opportunity to raise rents. I don't think it's in the best interest of the state to get in the middle of that. Putting some type of a cap on what I can or cannot spend on during an apartment and how much the rent can go up. Many of our apartments are under Market, we try to take it easy on the rent increases. If something like this work to look like it's going to pass, we'd be forced to try to increase rents immediately on any leases that would let us do so.

I would have waited until we had a vacancy to do this.

Please don't destroy equality landlords relationships with their tenants.

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: An uncooperative 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.

Additionally, this policy includes rent control which is known for destroying affordable housing goals, costing millions of dollars to implement, and reducing tax bases. Rhode Island cannot afford unnecessary strain. Alternatively, Rhode Island should adopt policies as outlined in the RIPEC report that increase housing and provide targeted relief to our most vulnerable populations.

Sincerely,

Peter Turner  
249 Victory Hwy  
Greene, RI 02827  
peterjamesturner@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of Jacob Gelinas <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:39 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109 JUST CAUSE EVICTION/RENT CONTROL

Dear Committee Clerk DiMezza,

I am writing to oppose 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. Rent control laws have proven detrimentally destructive to tax bases. Implementing any policies that deters investment will reap significant consequences on the residents of Rhode Island. Please oppose this bill. Thank you for your time.

Sincerely,

Jacob Gelinas  
629 Front St Apt 1  
Woonsocket, RI 02895  
jacob.gelinas.rei@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of John Gifford <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:39 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

Please do not pass this bill. It will punish tenants if their neighbor is bad and the landlord has to jump through hoops just to get them out, instead of just terminating or non renewing their lease.

Also, the 4% increase would mean the small landlords will sell because it would not keep up with expenses. There will be many condo conversions taking out rental stocks. Large corporate landlords will also replace the smaller family landlord.

I am against just cause eviction laws and rent control measures. This bill not only removes a property owner's ability to serve a non-renewal notice to a resident at lease term's end, effectively granting residents a perpetual lease, but also imposes rent control with a maximum annual increase of 4%. Rent control policies are widely agreed upon by over 90% of economists to not work for overall affordability.

Although I acknowledge worries about the unjust removal of long-standing residents, I am convinced that this strategy is not the correct course of action and will adversely affect both property owners and residents. Advocates of just cause eviction argue that it shields long-time residents from unethical landlords. However, these constraints significantly curtail property owners' capacity to promptly tackle resident issues and expel disruptive or potentially harmful individuals. Such measures unsettle rental communities, clash with state laws addressing problematic properties, and deter investment in rental housing.

Under just cause eviction, housing providers can only evict residents for reasons explicitly listed in the law. While these protections seem reasonable, they hinder property owners from efficiently managing their properties. The bill mandates landlords to "show cause" and obtain a court order to terminate a lease, particularly challenging in cases involving criminal activities. This policy shifts the responsibility of providing proof and evidence of such activity to neighboring tenants. Most often, neighboring tenants have concerns with retaliation from problem tenants and may be uprooted from their own home out of fear. This scenario can be avoided when a landlord is free to exercise their rights and swiftly act.

Additional eviction and turnover is very costly. Property owners do not want to over-zealously evict. The intention of a property owner is to generally attract stable, long-term, tenants, which means less loss due to vacancy and turnover costs which are in the thousands. It is untruthful to portray landlords as people who intend to remove people from their homes at any chance.

I am afraid that policies such as the one set forth in this bill could have the potential to counteract many of the positive housing policies that have been set forth in Speaker Shekarchi's housing packages. As a state we must move in the direction of finding ways to work together and solving problems, rather than shifting blame and punishment amongst different parties. Please consider the detrimental impacts of this bill as well as any and all just cause and rent control bills would have. Thank you for your time.

Sincerely,

John Gifford  
1800 Mendon Rd Ste E-553  
Cumberland, RI 02864

jaygiff@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.votervice.net on behalf of Taylor Carney <user@votervice.net>  
**Sent:** Wednesday, March 18, 2026 1:39 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

What if you had a tenant who was a damaging to your property and did not take care of it per the lease and it took months to years to get them out at your cost and repair?

Just Cause Eviction policy IS rent control. This implements a 4% cap on rent increases while also preventing a property owner from ending a lease.

Just cause eviction policies lead to reduced housing supply, reduced property management, increased prices, and increased barriers to housing for our homeless or housing insecure populations. Any time more risk and regulation such as just cause eviction and rent control are introduced to a market, property owners are less likely to take risk in accepting applicants that are lesser qualified. This is because they will not be able to effectively manage their property and perceive the possibility for increased damages.

Please opt for policies that target the root of our housing challenges rather than exacerbate those issues. Policies that increase housing production and provide targeted assistance to those most in need are solutions with proven and measurable results. Thank you for your consideration.

Sincerely,

Taylor Carney  
52 Armstrong Ave  
Providence, RI 02903  
taylorscarney@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.voterve.net on behalf of Matthew Romano <user@voterve.net>  
**Sent:** Wednesday, March 18, 2026 1:39 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

Dear Committee Clerk DiMezza,

I strongly oppose H8109, 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 and potentially subjecting neighboring tenants and communities to incurable nuisances or unsafe situations. Thank you for your attention.

Sincerely,

Matthew Romano  
45 Dyer St  
Warren, RI 02885  
MattRomanoRealty@gmail.com

## **Anabella Mayorga**

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**From:** bounce@bounce.votervoice.net on behalf of Derek Benjamin <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:39 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

I want to invest in RI but I fear the state won't support new investors moving forward. Please hear our concerns. Thank you.

Just Cause Eviction policy IS rent control. This implements a 4% cap on rent increases while also preventing a property owner from ending a lease.

Just cause eviction policies lead to reduced housing supply, reduced property management, increased prices, and increased barriers to housing for our homeless or housing insecure populations. Any time more risk and regulation such as just cause eviction and rent control are introduced to a market, property owners are less likely to take risk in accepting applicants that are lesser qualified. This is because they will not be able to effectively manage their property and perceive the possibility for increased damages.

Please opt for policies that target the root of our housing challenges rather than exacerbate those issues. Policies that increase housing production and provide targeted assistance to those most in need are solutions with proven and measurable results. Thank you for your consideration.

Sincerely,

Derek Benjamin  
686 Hicks St  
Fall River, MA 02724  
Derekbenjamin333@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of Alexia Cosme <user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:39 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

Dear Members of the Providence City Council,

I'm writing not just as a housing provider, but as someone who is deeply involved in the day-to-day realities of maintaining homes for people in our community.

I own and manage my properties myself. I am the one answering late-night calls, coordinating repairs, paying the bills, and making sure my tenants have safe, clean, and comfortable places to live. This is not a large corporate operation. It is hands-on, personal, and deeply tied to my ability to keep up with constantly rising costs.

Over the past few years, I have seen expenses increase across the board. Property taxes continue to rise. Insurance premiums have gone up. Utility costs, especially through Rhode Island Energy, have increased significantly. Routine costs like snow removal, landscaping, trash pickup, cleaning, and maintenance have all become more expensive.

When something breaks, I don't delay fixing it. When a unit needs updating, I reinvest in it. That is the standard I hold myself to, and it's what my tenants deserve.

What concerns me most about the proposed rent stabilization policy is that it does not account for these real and unpredictable increases in operating costs. A fixed cap such as the proposed 4% annual limit may sound reasonable on paper, but in practice it creates pressure that makes it harder to maintain properties at the level tenants expect and deserve.

In reality, policies like this can also create unintended behavior. Instead of promoting stability, they can push housing providers to increase rents every single year to keep up with costs, even in years when they otherwise might not.

I've always tried to be fair with my tenants. I don't raise rents unnecessarily, and I value long-term relationships. But policies like this remove flexibility and force decisions that are based on regulation rather than real circumstances.

If I am no longer able to keep up with rising costs, something has to give. Too often, that ends up being reinvestment into the property. That means fewer upgrades, delayed maintenance, and ultimately a decline in housing quality. That is not what I want for my tenants, and I don't believe it is what the City wants either.

I truly believe that housing providers and tenants should be aligned, not put at odds with one another. If the goal is to create long-term affordability and stability, we need solutions that address the root causes, including rising property taxes, utility costs, and barriers to creating more housing supply.

I urge you to consider the real, on-the-ground impact this policy will have on small housing providers like myself and the tenants we serve.

Just Cause Eviction policy IS rent control. This implements a 4% cap on rent increases while also preventing a property owner from ending a lease.

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Please opt for policies that target the root of our housing challenges rather than exacerbate those issues. Policies that increase housing production and provide targeted assistance to those most in need are solutions with proven and measurable results. Thank you for your consideration.

Sincerely,

Alexia Cosme  
1531 Hope Rd  
Hope, RI 02831  
alexiamcosme@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of Daniel Abram <user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:39 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

I am against just cause eviction laws and rent control measures. This bill not only removes a property owner's ability to serve a non-renewal notice to a resident at lease term's end, effectively granting residents a perpetual lease, but also imposes rent control with a maximum annual increase of 4%. Rent control policies are widely agreed upon by over 90% of economists to not work for overall affordability.

Although I acknowledge worries about the unjust removal of long-standing residents, I am convinced that this strategy is not the correct course of action and will adversely affect both property owners and residents. Advocates of just cause eviction argue that it shields long-time residents from unethical landlords. However, these constraints significantly curtail property owners' capacity to promptly tackle resident issues and expel disruptive or potentially harmful individuals. Such measures unsettle rental communities, clash with state laws addressing problematic properties, and deter investment in rental housing.

Under just cause eviction, housing providers can only evict residents for reasons explicitly listed in the law. While these protections seem reasonable, they hinder property owners from efficiently managing their properties. The bill mandates landlords to "show cause" and obtain a court order to terminate a lease, particularly challenging in cases involving criminal activities. This policy shifts the responsibility of providing proof and evidence of such activity to neighboring tenants. Most often, neighboring tenants have concerns with retaliation from problem tenants and may be uprooted from their own home out of fear. This scenario can be avoided when a landlord is free to exercise their rights and swiftly act.

Additional eviction and turnover is very costly. Property owners do not want to over-zealously evict. The intention of a property owner is to generally attract stable, long-term, tenants, which means less loss due to vacancy and turnover costs which are in the thousands. It is untruthful to portray landlords as people who intend to remove people from their homes at any chance.

I am afraid that policies such as the one set forth in this bill could have the potential to counteract many of the positive housing policies that have been set forth in Speaker Shekarchi's housing packages. As a state we must move in the direction of finding ways to work together and solving problems, rather than shifting blame and punishment amongst different parties. Please consider the detrimental impacts of this bill as well as any and all just cause and rent control bills would have. Thank you for your time.

Sincerely,

Daniel Abram  
15 Bowden Ave  
Barrington, RI 02806  
dalexanderabram@gmail.com

## Anabella Mayorga

---

**From:** bounce@bounce.voterveice.net on behalf of Xue Chen <user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:39 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

Dear Committee Clerk DiMezza,

I strongly oppose H8109, 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 and potentially subjecting neighboring tenants and communities to incurable nuisances or unsafe situations. Thank you for your attention.

Sincerely,

Xue Chen  
52 Miller Ave  
Providence, RI 02905  
xuebrianchen@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of Sandra Negron  
<info@sandranegron.com>  
**Sent:** Wednesday, March 18, 2026 1:39 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

I am against just cause eviction laws and rent control measures. This bill not only removes a property owner's ability to serve a non-renewal notice to a resident at lease term's end, effectively granting residents a perpetual lease, but also imposes rent control with a maximum annual increase of 4%. Rent control policies are widely agreed upon by over 90% of economists to not work for overall affordability.

Although I acknowledge worries about the unjust removal of long-standing residents, I am convinced that this strategy is not the correct course of action and will adversely affect both property owners and residents. Advocates of just cause eviction argue that it shields long-time residents from unethical landlords. However, these constraints significantly curtail property owners' capacity to promptly tackle resident issues and expel disruptive or potentially harmful individuals. Such measures unsettle rental communities, clash with state laws addressing problematic properties, and deter investment in rental housing.

Under just cause eviction, housing providers can only evict residents for reasons explicitly listed in the law. While these protections seem reasonable, they hinder property owners from efficiently managing their properties. The bill mandates landlords to "show cause" and obtain a court order to terminate a lease, particularly challenging in cases involving criminal activities. This policy shifts the responsibility of providing proof and evidence of such activity to neighboring tenants. Most often, neighboring tenants have concerns with retaliation from problem tenants and may be uprooted from their own home out of fear. This scenario can be avoided when a landlord is free to exercise their rights and swiftly act.

Additional eviction and turnover is very costly. Property owners do not want to over-zealously evict. The intention of a property owner is to generally attract stable, long-term, tenants, which means less loss due to vacancy and turnover costs which are in the thousands. It is untruthful to portray landlords as people who intend to remove people from their homes at any chance.

I am afraid that policies such as the one set forth in this bill could have the potential to counteract many of the positive housing policies that have been set forth in Speaker Shekarchi's housing packages. As a state we must move in the direction of finding ways to work together and solving problems, rather than shifting blame and punishment amongst different parties. Please consider the detrimental impacts of this bill as well as any and all just cause and rent control bills would have. Thank you for your time.

Sincerely,

Sandra Negron  
47 Lisbon St Rear House  
Providence, RI 02908  
info@sandranegron.com

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of Lisa Kretsch <user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:38 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

Dear Representative Rebecca Kislak and Committee Clerk Roberta DiMezza,

I am against just cause eviction laws and rent control measures. This bill not only removes a property owner's ability to serve a non-renewal notice to a resident at lease term's end, effectively granting residents a perpetual lease, but also imposes rent control with a maximum annual increase of 4%. Rent control policies are widely agreed upon by over 90% of economists to not work for overall affordability.

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I am afraid that policies such as the one set forth in this bill could have the potential to counteract many of the positive housing policies that have been set forth in Speaker Shekarchi's housing packages. As a state we must move in the direction of finding ways to work together and solving problems, rather than shifting blame and punishment amongst different parties.

Please consider the detrimental impacts of this bill as well as any and all just cause and rent control bills would have. Thank you for your time.

Sincerely,

Lisa Kretsch  
52 Ogden St  
Providence, RI 02906  
lisa.falcone85@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of Andrew Casal <user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:37 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

These proposed policies are not the fixes people think. Right now we have a housing crisis because of lack of supply. By instituting new laws that will prevent housing from becoming available will only make supply worse. These bills are trying to implement policy that hasn't worked anywhere and this state is in no way equipped to make this work. I urge you to reconsider these bills as they will only make life harder for everyone in the state, landlord and tenant alike.

Just Cause Eviction policy IS rent control. This implements a 4% cap on rent increases while also preventing a property owner from ending a lease.

Just cause eviction policies lead to reduced housing supply, reduced property management, increased prices, and increased barriers to housing for our homeless or housing insecure populations. Any time more risk and regulation such as just cause eviction and rent control are introduced to a market, property owners are less likely to take risk in accepting applicants that are lesser qualified. This is because they will not be able to effectively manage their property and perceive the possibility for increased damages.

Please opt for policies that target the root of our housing challenges rather than exacerbate those issues. Policies that increase housing production and provide targeted assistance to those most in need are solutions with proven and measurable results. Thank you for your consideration.

Sincerely,

Andrew Casal  
28 Middle St Apt 3  
Pawtucket, RI 02860  
amchomesri@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of Andre Carew <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:38 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

This discourages people from renting a property that may ultimately be needed for a family member and is not helpful to encourage housing utilization.

I am against just cause eviction laws and rent control measures. This bill not only removes a property owner's ability to serve a non-renewal notice to a resident at lease term's end, effectively granting residents a perpetual lease, but also imposes rent control with a maximum annual increase of 4%. Rent control policies are widely agreed upon by over 90% of economists to not work for overall affordability.

Although I acknowledge worries about the unjust removal of long-standing residents, I am convinced that this strategy is not the correct course of action and will adversely affect both property owners and residents. Advocates of just cause eviction argue that it shields long-time residents from unethical landlords. However, these constraints significantly curtail property owners' capacity to promptly tackle resident issues and expel disruptive or potentially harmful individuals. Such measures unsettle rental communities, clash with state laws addressing problematic properties, and deter investment in rental housing.

Under just cause eviction, housing providers can only evict residents for reasons explicitly listed in the law. While these protections seem reasonable, they hinder property owners from efficiently managing their properties. The bill mandates landlords to "show cause" and obtain a court order to terminate a lease, particularly challenging in cases involving criminal activities. This policy shifts the responsibility of providing proof and evidence of such activity to neighboring tenants. Most often, neighboring tenants have concerns with retaliation from problem tenants and may be uprooted from their own home out of fear. This scenario can be avoided when a landlord is free to exercise their rights and swiftly act.

Additional eviction and turnover is very costly. Property owners do not want to over-zealously evict. The intention of a property owner is to generally attract stable, long-term, tenants, which means less loss due to vacancy and turnover costs which are in the thousands. It is untruthful to portray landlords as people who intend to remove people from their homes at any chance.

I am afraid that policies such as the one set forth in this bill could have the potential to counteract many of the positive housing policies that have been set forth in Speaker Shekarchi's housing packages. As a state we must move in the direction of finding ways to work together and solving problems, rather than shifting blame and punishment amongst different parties. Please consider the detrimental impacts of this bill as well as any and all just cause and rent control bills would have. Thank you for your time.

Sincerely,

Andre Carew  
222 Taft Ave  
Warwick, RI 02886  
acj24@verizon.net

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of DOMENIC PASSARELLA  
<user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:38 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109 JUST CAUSE EVICTION/RENT CONTROL

Dear Committee Clerk DiMezza,

Landlords need to have means to get bad tenants out so not to make the building bad for all tenants.

I am writing to oppose 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. Rent control laws have proven detrimentally destructive to tax bases. Implementing any policies that deters investment will reap significant consequences on the residents of Rhode Island. Please oppose this bill. Thank you for your time.

Sincerely,

Domenic Passarella  
120 Empress Dr  
East Greenwich, RI 02818  
domenicpassarella@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of Kristofer Kretsch <user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:39 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

My wife and I are small owner occupant landlords in Providence. I strongly oppose policies that would limit my ability to maintain my properties. I work on the properties myself and this amounts to a theft of my own physical labor. Just cause eviction isn't about eviction, it is about giving tenants property rights via an contract option. A lease is a contract, and both parties must be willing to engage in that contract. Contracts have end dates. So called "just cause eviction" makes it illegal for a landlord to choose to not be party to a legal contract document. In a free society how can a human be forced into a contract? Is that society still free if a property owner cannot end a contract and must be forced to use their own labor to provide a living subsidy to another. These policies are not socialism, but in fact amount to theft of my labor and property, which must be called what it is, Communism. Unfortunately that is not hyperbole. It is disturbing and unfortunate, that we should have policies that focus on pitting one class of people against another who is just one rung up from them on the economic ladder. It is unfortunate that policies such as this would focus on pitting renter vs. landlord, instead of actually building. Building and engineering is my profession. I wasn't born with wealth. I earned, saved, and give back to my community by becoming a part-time owner occupant landlord and investing where I live. I put my retirement in these properties, and so I want the bill sponsors to know it's not just some phantom rich wall street billionaire you're affecting, it's the hard work and savings of ordinary people that took place over many years. Some people call that success privilege and believe they have a right to it because other's have less. I would strongly disagree. You can either make the economic pie bigger, or do what this bill will do and get ordinary people fighting over ever smaller and smaller pieces of pie.

I am against just cause eviction laws and rent control measures. This bill not only removes a property owner's ability to serve a non-renewal notice to a resident at lease term's end, effectively granting residents a perpetual lease, but also imposes rent control with a maximum annual increase of 4%. Rent control policies are widely agreed upon by over 90% of economists to not work for overall affordability.

Although I acknowledge worries about the unjust removal of long-standing residents, I am convinced that this strategy is not the correct course of action and will adversely affect both property owners and residents. Advocates of just cause eviction argue that it shields long-time residents from unethical landlords. However, these constraints significantly curtail property owners' capacity to promptly tackle resident issues and expel disruptive or potentially harmful individuals. Such measures unsettle rental communities, clash with state laws addressing problematic properties, and deter investment in rental housing.

Under just cause eviction, housing providers can only evict residents for reasons explicitly listed in the law. While these protections seem reasonable, they hinder property owners from efficiently managing their properties. The bill mandates landlords to "show cause" and obtain a court order to terminate a lease, particularly challenging in cases involving criminal activities. This policy shifts the responsibility of providing proof and evidence of such activity to neighboring tenants. Most often, neighboring tenants have concerns with retaliation from problem tenants and may be uprooted from their own home out of fear. This scenario can be avoided when a landlord is free to exercise their rights and swiftly act.

Additional eviction and turnover is very costly. Property owners do not want to over-zealously evict. The intention of a property owner is to generally attract stable, long-term, tenants, which means less loss due to vacancy and turnover

costs which are in the thousands. It is untruthful to portray landlords as people who intend to remove people from their homes at any chance.

I am afraid that policies such as the one set forth in this bill could have the potential to counteract many of the positive housing policies that have been set forth in Speaker Shekarchi's housing packages. As a state we must move in the direction of finding ways to work together and solving problems, rather than shifting blame and punishment amongst different parties. Please consider the detrimental impacts of this bill as well as any and all just cause and rent control bills would have. Thank you for your time.

Sincerely,

Kristofer Kretsch  
52 Ogden St  
Providence, RI 02906  
kristofer.kretsch@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of Michael Collins <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:37 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109 JUST CAUSE EVICTION/RENT CONTROL

Dear Committee Clerk DiMezza,

I am writing to oppose 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. Rent control laws have proven detrimentally destructive to tax bases. Implementing any policies that deters investment will reap significant consequences on the residents of Rhode Island. Please oppose this bill. Thank you for your time.

Sincerely,

Michael Collins  
190 Anthony St  
East Providence, RI 02914  
mike02914ri@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of Michael Sheibar <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:37 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109 JUST CAUSE EVICTION/RENT CONTROL

Dear Committee Clerk DiMezza,

This is a complete over step by the government, infringing on our personal property rights. You forget the dedication, sacrifice and investment it takes to buy a second property and to insanely limit the rights in which I can operate it is anti-american.

I am writing to oppose 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. Rent control laws have proven detrimentally destructive to tax bases. Implementing any policies that deters investment will reap significant consequences on the residents of Rhode Island. Please oppose this bill. Thank you for your time.

Sincerely,

Michael Sheibar  
48 Glendale Rd  
Narragansett, RI 02882  
blackdolphinnetworking@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of Rose Russell <user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:37 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

I lost 4 great residents because a 5th resident was threatening, dangerous, slashed a neighbors tires and tried to set the house on fire. I could not get a TRO, as that would prohibit me from going near my own non-owner occupied property. Covid laws would not let me proceed with eviction. No residents would testify for just cause as they were terrified of these horrible tenants. The good folks all movbed, and I was tuck with a nightmare Going into further debt to pay the mortgage. Finally got a court judgement 2 years later for over \$62,000 not counting damages totalling \$109,000. The ducts were rippd off the ceiling. Windows were smashed. Every single wall was smashed. Oven door was yanked off. The washer and dryer were used for batting practice. An entire 1,700 sq ft gorgeous luxury apartment was destroyed. I will never see that money from these destructive, disrespectful excuses for humans. Just cause is NOT JUST. About 4% rent control - another property was just assessed at 135% more this year. The property taxes went up \$15,000/year divided by 12 months = \$1250 divided by 3 apartments = \$416.66/month per apartment. That would be to only cover the increases in property taxes. Unless you control and limit all other expenses, this is a recipe for housing [roviders to go bankrupt. houses will getb foreclosed reducing housing. This bill is a disaster. OPPOSE THIS BILL!

I am against just cause eviction laws and rent control measures. This bill not only removes a property owner's ability to serve a non-renewal notice to a resident at lease term's end, effectively granting residents a perpetual lease, but also imposes rent control with a maximum annual increase of 4%. Rent control policies are widely agreed upon by over 90% of economists to not work for overall affordability.

Although I acknowledge worries about the unjust removal of long-standing residents, I am convinced that this strategy is not the correct course of action and will adversely affect both property owners and residents. Advocates of just cause eviction argue that it shields long-time residents from unethical landlords. However, these constraints significantly curtail property owners' capacity to promptly tackle resident issues and expel disruptive or potentially harmful individuals. Such measures unsettle rental communities, clash with state laws addressing problematic properties, and deter investment in rental housing.

Under just cause eviction, housing providers can only evict residents for reasons explicitly listed in the law. While these protections seem reasonable, they hinder property owners from efficiently managing their properties. The bill mandates landlords to "show cause" and obtain a court order to terminate a lease, particularly challenging in cases involving criminal activities. This policy shifts the responsibility of providing proof and evidence of such activity to neighboring tenants. Most often, neighboring tenants have concerns with retaliation from problem tenants and may be uprooted from their own home out of fear. This scenario can be avoided when a landlord is free to exercise their rights and swiftly act.

Additional eviction and turnover is very costly. Property owners do not want to over-zealously evict. The intention of a property owner is to generally attract stable, long-term, tenants, which means less loss due to vacancy and turnover costs which are in the thousands. It is untruthful to portray landlords as people who intend to remove people from their homes at any chance.

I am afraid that policies such as the one set forth in this bill could have the potential to counteract many of the positive housing policies that have been set forth in Speaker Shekarchi's housing packages. As a state we must move in the direction of finding ways to work together and solving problems, rather than shifting blame and punishment amongst

different parties. Please consider the detrimental impacts of this bill as well as any and all just cause and rent control bills would have. Thank you for your time.

Sincerely,

Rose Russell  
26 Dexter St  
Providence, RI 02909  
rose02903@gmail.com

## Anabella Mayorga

---

**From:** bounce@bounce.votervoice.net on behalf of Crystal D'Agostino <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:37 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

Dear Committee Clerk DiMezza,

Research shows everywhere rent control has been put in place it has deteriorated the community! I love this state we have such beautiful people and places here. I do not want to see it get destroyed. Rent control without control on expenses straps, the landlord financially, from even being able to afford to keep a property up. Landlords struggle now this will make properties get neglected and maintenance will get deferred. The Just Cause effectively transfers your property rights to the tenant, this will cause conflict and its non American.

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: An uncooperative 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.

Additionally, this policy includes rent control which is known for destroying affordable housing goals, costing millions of dollars to implement, and reducing tax bases. Rhode Island cannot afford unnecessary strain. Alternatively, Rhode Island should adopt policies as outlined in the RIPEC report that increase housing and provide targeted relief to our most vulnerable populations.

Sincerely,

Crystal D'Agostino  
1553 Main St  
Coventry, RI 02816  
crystaldag@outlook.com

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of Patrick Straus <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:37 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

I highly disagree with this. A Landlord should have rights over his property and who is in it. I had a tenant who was selling drugs out of my home and only way i got them out was the lease being terminated at the end of the lease. The cops wouldn't do anything and courts were saying 3-6 months. If I lose the rental to foreclosure that means four families are on the streets.

I am against just cause eviction laws and rent control measures. This bill not only removes a property owner's ability to serve a non-renewal notice to a resident at lease term's end, effectively granting residents a perpetual lease, but also imposes rent control with a maximum annual increase of 4%. Rent control policies are widely agreed upon by over 90% of economists to not work for overall affordability.

Although I acknowledge worries about the unjust removal of long-standing residents, I am convinced that this strategy is not the correct course of action and will adversely affect both property owners and residents. Advocates of just cause eviction argue that it shields long-time residents from unethical landlords. However, these constraints significantly curtail property owners' capacity to promptly tackle resident issues and expel disruptive or potentially harmful individuals. Such measures unsettle rental communities, clash with state laws addressing problematic properties, and deter investment in rental housing.

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I am afraid that policies such as the one set forth in this bill could have the potential to counteract many of the positive housing policies that have been set forth in Speaker Shekarchi's housing packages. As a state we must move in the direction of finding ways to work together and solving problems, rather than shifting blame and punishment amongst different parties. Please consider the detrimental impacts of this bill as well as any and all just cause and rent control bills would have. Thank you for your time.

Sincerely,

Patrick Straus  
11 Sisson St Apt B  
West Warwick, RI 02893

patrickfreshconn@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of Hadi Bah <user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:37 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

Dear Committee Clerk DiMezza,

My name is Hadi Bah, and I am a small housing provider based in Providence. My wife and I own and manage a small portfolio of multifamily properties, and we live in one of our buildings ourselves.

I believe strongly in providing fair, stable housing. I intentionally keep rents below market for good tenants, prioritize long-term relationships, and reinvest in my properties to ensure they remain safe and well-maintained.

I also want to acknowledge that I'm unable to attend hearings in person due to my full-time job and responsibilities at home with our 9-month-old baby. Like many small housing providers, I am balancing work, family, and property management, which is why I am submitting written testimony.

I am concerned about the direction of the proposed housing legislation, particularly policies related to just-cause eviction and additional restrictions on housing providers.

While well-intentioned, these policies can have unintended consequences:

- They reduce flexibility needed to manage small properties effectively
- They increase risk for small owners, especially those who live in or closely manage their buildings
- They may discourage small providers from continuing to invest in rental housing

Unlike large corporations, small housing providers operate on tight margins and are directly impacted by tenant issues, rising costs, and property conditions. Limiting our ability to manage our properties responsibly can create situations where problems escalate rather than being addressed early.

In practice, policies like these can also lead to more conservative and defensive decision-making, including:

- Stricter tenant screening
- Less flexibility with payment issues
- Fewer opportunities given to tenants who may need a second chance

This ultimately reduces access to housing rather than improving it.

I encourage policymakers to consider solutions that balance tenant protections with the realities faced by small housing providers, including:

- Increasing housing supply
- Supporting property maintenance and rehabilitation
- Encouraging responsible ownership rather than restricting it

As a local owner who lives in the same community as my tenants, I want to continue providing stable, affordable housing. Policies should support that goal, not make it more difficult.

Thank you for your time and consideration.

Hadi Bah  
Providence Housing Provider

I strongly oppose H8109, 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 and potentially subjecting neighboring tenants and communities to incurable nuisances or unsafe situations. Thank you for your attention.

Sincerely,

Hadi Bah  
95 Unit St  
Providence, RI 02909  
hadibah23@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of Charissa Filion <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:37 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109 JUST CAUSE EVICTION/RENT CONTROL

Dear Committee Clerk DiMezza,

I am writing to oppose 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. Rent control laws have proven detrimentally destructive to tax bases. Implementing any policies that deters investment will reap significant consequences on the residents of Rhode Island. Please oppose this bill. Thank you for your time.

Sincerely,

Charissa Filion  
55 Arthur Ave  
North Providence, RI 02904  
charissafilion@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of Matthew Mozak <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:37 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109 JUST CAUSE EVICTION/RENT CONTROL

Dear Committee Clerk DiMezza,

I am writing to oppose 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. Rent control laws have proven detrimentally destructive to tax bases. Implementing any policies that deters investment will reap significant consequences on the residents of Rhode Island. Please oppose this bill. Thank you for your time.

Sincerely,

Matthew Mozak  
15 Nestor St  
West Warwick, RI 02893  
matthew.mozak@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of Kerrie Doyle <kd@doylerealtors.com>  
**Sent:** Wednesday, March 18, 2026 1:37 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109 JUST CAUSE EVICTION/RENT CONTROL

Dear Committee Clerk DiMezza,

I am a landlord with properties in Providence and Real Estate Broker/Owner in Providence that has been helping property owners/landlords since the early 1980's. I strongly oppose Rent control and Just Cause Eviction.

I am writing to oppose 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. Rent control laws have proven detrimentally destructive to tax bases. Implementing any policies that deters investment will reap significant consequences on the residents of Rhode Island. Please oppose this bill. Thank you for your time.

Sincerely,

Kerrie Doyle  
94 Knowlton St  
Riverside, RI 02915  
kd@doylerealtors.com

## Anabella Mayorga

---

**From:** bounce@bounce.votervoice.net on behalf of Tammy Harrigan <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:37 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

Dear Committee Clerk DiMezza,

As I consider purchasing a multi-family property, it is of great concern that I should not have the ability to reasonably limit tenancy on a property I own to individuals who may not be complying with rental agreements.

I strongly oppose H8109, 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 and potentially subjecting neighboring tenants and communities to incurable nuisances or unsafe situations. Thank you for your attention.

Sincerely,

Tammy Harrigan  
279 Estes St  
Woonsocket, RI 02895  
tammy.harrigan@yahoo.com

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of Jeremy Booth <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:37 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

Dear Committee Clerk DiMezza,

I strongly oppose H8109, 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 and potentially subjecting neighboring tenants and communities to incurable nuisances or unsafe situations. Thank you for your attention.

Sincerely,

Jeremy Booth  
21 Murphy Cir  
Middletown, RI 02842  
jmbooth1@cox.net

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of Jerry Bowling <user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:36 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

As long term homeowners in Providence who rent we ask you to be fair to both tenants and landlords. Your proposed ordinances will cause our rent to raise the maximum every year, while we now usually leave the rent fixed year to year for long term tenants. We love to host our tenants for years and "unfair" eviction is not in our vocabulary. Why legislate restrictive ordinances that make renting properties more challenging for the home owner and tenant?

I am against just cause eviction laws and rent control measures. This bill not only removes a property owner's ability to serve a non-renewal notice to a resident at lease term's end, effectively granting residents a perpetual lease, but also imposes rent control with a maximum annual increase of 4%. Rent control policies are widely agreed upon by over 90% of economists to not work for overall affordability.

Although I acknowledge worries about the unjust removal of long-standing residents, I am convinced that this strategy is not the correct course of action and will adversely affect both property owners and residents. Advocates of just cause eviction argue that it shields long-time residents from unethical landlords. However, these constraints significantly curtail property owners' capacity to promptly tackle resident issues and expel disruptive or potentially harmful individuals. Such measures unsettle rental communities, clash with state laws addressing problematic properties, and deter investment in rental housing.

Under just cause eviction, housing providers can only evict residents for reasons explicitly listed in the law. While these protections seem reasonable, they hinder property owners from efficiently managing their properties. The bill mandates landlords to "show cause" and obtain a court order to terminate a lease, particularly challenging in cases involving criminal activities. This policy shifts the responsibility of providing proof and evidence of such activity to neighboring tenants. Most often, neighboring tenants have concerns with retaliation from problem tenants and may be uprooted from their own home out of fear. This scenario can be avoided when a landlord is free to exercise their rights and swiftly act.

Additional eviction and turnover is very costly. Property owners do not want to overzealously evict. The intention of a property owner is to generally attract stable, long-term, tenants, which means less loss due to vacancy and turnover costs which are in the thousands. It is untruthful to portray landlords as people who intend to remove people from their homes at any chance.

I am afraid that policies such as the one set forth in H8109 could have the potential to counteract many of the positive housing policies that have been set forth in Speaker Shekarchi's housing packages. As a state we must move in the direction of finding ways to work together and solving problems, rather than shifting blame and punishment amongst different parties. Please consider the detrimental impacts of this bill as well as any and all just cause and rent control bills would have. Thank you for your time.

Sincerely,

Jerry Bowling  
101 Butler Ave # 103  
Providence, RI 02906

9midstreamHH6@gmail.com

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of Della Reams <user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:36 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109 JUST CAUSE EVICTION/RENT CONTROL

Dear Committee Clerk DiMezza,

I am writing to oppose Just Cause & Rent Control. It takes too much away from property owners. 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. Rent control laws have proven detrimentally destructive to tax bases. Implementing any policies that deters investment will reap significant consequences on the residents of Rhode Island. Please oppose H8109. Thank you for your time.

Sincerely,

Della Reams  
113 Messer St Apt 1  
Providence, RI 02909  
dellareams@gmail.com

## Anabella Mayorga

---

**From:** bounce@bounce.votervoice.net on behalf of Janice Hannert <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:36 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

Dear Committee Clerk DiMezza,

It is important for a landlord to be able to control who is living in the properties they are responsible to maintain. Some tenants in a three family do not et clog with each other and someone will have to move. Some tenants do not follow the rules established for a property and the landlord needs to be able to ask them to move. This bill requires a landlord to show "just cause" and obtain a court order to ask a tenant to move. This would be extremely difficult for a landlord.

Please do not pass this bill.

Respectfully submitted,

Sincerely,

janice hannert  
242 Broadway  
Providence, RI 02903  
hcj132@yahoo.com

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of Fouad Fam <user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:36 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

Just Cause Eviction policy IS rent control. This implements a 4% cap on rent increases while also preventing a property owner from ending a lease.

Just cause eviction policies lead to reduced housing supply, reduced property management, increased prices, and increased barriers to housing for our homeless or housing insecure populations. Any time more risk and regulation such as just cause eviction and rent control are introduced to a market, property owners are less likely to take risk in accepting applicants that are lesser qualified. This is because they will not be able to effectively manage their property and perceive the possibility for increased damages.

Please opt for policies that target the root of our housing challenges rather than exacerbate those issues. Policies that increase housing production and provide targeted assistance to those most in need are solutions with proven and measurable results. Thank you for your consideration.

Sincerely,

Fouad Fam  
63 Sakonnet Blvd  
Narragansett, RI 02882  
fouadfam62@hotmail.com

## Anabella Mayorga

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**From:** bounce@bounce.voterveice.net on behalf of Marcia Fowler <marcia@chronofish.com>  
**Sent:** Wednesday, March 18, 2026 1:36 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109 JUST CAUSE EVICTION/RENT CONTROL

Dear Committee Clerk DiMezza,

I am writing to oppose 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. Rent control laws have proven detrimentally destructive to tax bases. Implementing any policies that deters investment will reap significant consequences on the residents of Rhode Island. Please oppose H8109. Thank you for your time.

Sincerely,

Marcia Fowler  
35 Milton Ave  
Cranston, RI 02905  
marcia@chronofish.com

## Anabella Mayorga

---

**From:** bounce@bounce.votervoice.net on behalf of Rob Grace <rgrace@rihousebuyer.com>  
**Sent:** Wednesday, March 18, 2026 1:36 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

Dear Committee Clerk DiMezza,

I strongly oppose H8109, 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 and potentially subjecting neighboring tenants and communities to incurable nuisances or unsafe situations. Thank you for your attention.

Sincerely,

Rob Grace  
PO Box 41568  
Providence, RI 02940  
rgrace@rihousebuyer.com

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of Michael Cicerone <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:37 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

Just Cause Eviction policy IS rent control. This implements a 4% cap on rent increases while also preventing a property owner from ending a lease.

Just cause eviction policies lead to reduced housing supply, reduced property management, increased prices, and increased barriers to housing for our homeless or housing insecure populations. Any time more risk and regulation such as just cause eviction and rent control are introduced to a market, property owners are less likely to take risk in accepting applicants that are lesser qualified. This is because they will not be able to effectively manage their property and perceive the possibility for increased damages.

Please opt for policies that target the root of our housing challenges rather than exacerbate those issues. Policies that increase housing production and provide targeted assistance to those most in need are solutions with proven and measurable results. Thank you for your consideration.

Sincerely,

Michael Cicerone  
14 Kennedy Dr  
North Providence, RI 02904  
mcicerone13@gmail.com

## Anabella Mayorga

---

**From:** bounce@bounce.votervoice.net on behalf of Thomas DePetrillo  
<dmddepetrillo@angellstreetdental425.com>  
**Sent:** Wednesday, March 18, 2026 1:36 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

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: An uncooperative 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.

Additionally, this policy includes rent control which is known for destroying affordable housing goals, costing millions of dollars to implement, and reducing tax bases. Rhode Island cannot afford unnecessary strain. Alternatively, Rhode Island should adopt policies as outlined in the RIPEC report that increase housing and provide targeted relief to our most vulnerable populations.

Sincerely,

Thomas DePetrillo  
33 Branch Ln  
North Scituate, RI 02857  
dmddepetrillo@angellstreetdental425.com

## Anabella Mayorga

---

**From:** bounce@bounce.votervoice.net on behalf of Christopher Bilotti  
<cbilotti@thebilottigroup.com>  
**Sent:** Wednesday, March 18, 2026 1:36 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

Dear Committee Clerk DiMezza,

Just Cause Eviction policy IS rent control. This implements a 4% cap on rent increases while also preventing a property owner from ending a lease.

Just cause eviction policies lead to reduced housing supply, reduced property management, increased prices, and increased barriers to housing for our homeless or housing insecure populations. Any time more risk and regulation such as just cause eviction and rent control are introduced to a market, property owners are less likely to take risk in accepting applicants that are lesser qualified. This is because they will not be able to effectively manage their property and perceive the possibility for increased damages.

Please opt for policies that target the root of our housing challenges rather than exacerbate those issues. Policies that increase housing production and provide targeted assistance to those most in need are solutions with proven and measurable results. Thank you for your consideration.

Sincerely,

Christopher Bilotti  
13 Crest Cir  
Smithfield, RI 02917  
cbilotti@thebilottigroup.com

## Anabella Mayorga

---

**From:** bounce@bounce.votervoice.net on behalf of Charles Ruggieri <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:36 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

Dear Committee Clerk DiMezza,

This government overreach is detroying RI

I strongly oppose H8109, 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 and potentially subjecting neighboring tenants and communities to incurable nuisances or unsafe situations. Thank you for your attention.

Sincerely,

Charles Ruggieri  
8 Kingston Ln  
Narragansett, RI 02882  
terrapiinllc@gmail.com

## Anabella Mayorga

---

**From:** bounce@bounce.voterveice.net on behalf of Kathy Del Sesto <user@voterveice.net>  
**Sent:** Wednesday, March 18, 2026 1:36 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109 JUST CAUSE EVICTION/RENT CONTROL

Dear Committee Clerk DiMezza,

I am writing to oppose 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. Rent control laws have proven detrimentally destructive to tax bases. Implementing any policies that deters investment will reap significant consequences on the residents of Rhode Island. Please oppose H8109. Thank you for your time.

Sincerely,

Kathy Del Sesto  
6 Greenbrier Rd  
Narragansett, RI 02882  
6greenbrierrental@gmail.com

## Anabella Mayorga

---

**From:** bounce@bounce.voterve.net on behalf of Neal Patrick <neal@the-patricks.net>  
**Sent:** Wednesday, March 18, 2026 1:35 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

[You don't often get email from neal@the-patricks.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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: An uncooperative 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.

Additionally, this policy includes rent control which is known for destroying affordable housing goals, costing millions of dollars to implement, and reducing tax bases. Rhode Island cannot afford unnecessary strain. Alternatively, Rhode Island should adopt policies as outlined in the RIPEC report that increase housing and provide targeted relief to our most vulnerable populations.

Sincerely,

Neal Patrick  
17 Elm Ave  
Narragansett, RI 02882  
neal@the-patricks.net

## Anabella Mayorga

---

**From:** bounce@bounce.votervoice.net on behalf of Ronald Izzo <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 1:36 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

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.

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Additionally, this policy includes rent control which is known for destroying affordable housing goals, costing millions of dollars to implement, and reducing tax bases. Rhode Island cannot afford unnecessary strain. Alternatively, Rhode Island should adopt policies as outlined in the RIPEC report that increase housing and provide targeted relief to our most vulnerable populations.

Sincerely,

Ronald Izzo  
28 Fairway Ct  
Narragansett, RI 02882  
rrealtygmt@yahoo.com

## **Anabella Mayorga**

---

**From:** bounce@bounce.votervoice.net on behalf of Jimmy Murray, II  
<jim@lyonpropertygroup.com>  
**Sent:** Wednesday, March 18, 2026 1:36 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

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.

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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.

Additionally, this policy includes rent control which is known for destroying affordable housing goals, costing millions of dollars to implement, and reducing tax bases. Rhode Island cannot afford unnecessary strain. Alternatively, Rhode Island should adopt policies as outlined in the RIPEC report that increase housing and provide targeted relief to our most vulnerable populations.

Sincerely,

Jimmy Murray  
65 Jefferson Blvd  
Warwick, RI 02888  
jim@lyonpropertygroup.com