

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Residences LLC <user@votervoice.net>
Sent: Wednesday, March 18, 2026 10:06 AM
To: House Judiciary Committee
Subject: OPPOSE H8109/S2294 JUST CAUSE EVICTION/RENT CONTROL

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

I am writing to oppose Just Cause & Rent Control. Please oppose H8109/S2294. 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, illegal, 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.

I am under contract to purchase my first investment property in Pawtucket RI, which closes next week. I am so excited for this opportunity as a part of my retirement planning. I live in Quincy MA, and chose to invest in RI because of the fair and balanced approach to laws regarding the rights and responsibilities of tenants and housing providers. In Massachusetts the laws are heavily in favor of tenants, and there is a pending ballot question regarding bringing back rent control to MA. These factors made me not want to purchase property in MA. I want to be able to afford to upgrade the property I am buying because the prior landlord was a slum lord who minimally maintained the property. If the legislature passes rent control you will limit my ability to upgrade and maintain the property. I will not be alone. This will lead to an overall worsening of the housing quality statewide. Rent control also makes housing worse over time, and anyone with internet access can just look at other states' rental product and decide to move to nicer housing with greater supply and options. In other words, if you are trying to keep your future young, vibrant workforce here, rent control will cause them to eventually flee the state for better, more modern, and affordable housing options. Additionally if this bill is passed, I will not be willing to take a risk on any applicant with marginal credit. I will need to reduce my risk by raising the minimum credit score for tenants. That will negatively impact low income tenants the most because they tend to have lower credit scores. That would be ironic and terrible because the people who are pushing for rent control usually claim to want to help low income tenants. There are other solutions. I recommend you read this article

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.spoa.com%2Finfographics%2Frent-control-a-tale-of-two-cities&data=05%7C02%7CHouseJudiciary%40rilegislature.onmicrosoft.com%7C144093b31dd843309c9208de84f80c94%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C639094398073723657%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIiIAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=TEJYu%2FbOqYvojAX0muqZlkwsKIW7jRcTQCQF4OMyrcrk%3D&reserved=0> This legislation should be understood as a policy detrimental to the state economy, not a landlord-tenant disagreement. Policies that regulate housing prices alter incentives across the entire housing market — influencing investment, maintenance, lending, insurance underwriting, and ultimately whether additional housing is created in Rhode Island.

Analysis from the Rhode Island Public Expenditure Council (RIPEC) consistently emphasizes two realities about our state's housing and municipal finance structure: Rhode Island faces a structural housing shortage, and municipalities rely heavily

on stable property values to fund core public services. Policies that discourage reinvestment or reduce property values directly undermine both of these conditions at the same time.

By limiting the financial viability of rental housing, this proposal risks reducing reinvestment in existing units and slowing new development. RIPEC's research has highlighted that increasing supply is essential to improving affordability.

Measures that restrict returns on housing do the opposite — they discourage production and delay rehabilitation, worsening long-term affordability rather than improving it.

The bill would also require an extensive regulatory framework to administer compliance, hearings, and enforcement.

This type of permanent oversight structure carries substantial cost while producing no new housing units. Rhode Island's limited public resources would be more effectively directed toward targeted assistance programs and policies that expand supply — approaches that research repeatedly shows are more effective at helping households facing affordability challenges.

Additionally, if regulated property values stagnate while municipal obligations remain constant, tax burdens inevitably shift. Because municipalities must still fund schools, infrastructure, and safety services, pressure moves toward the most stable tax base: single-family homeowners.

Rhode Island's housing challenge is real, but long-term affordability depends on increasing availability and encouraging reinvestment — not discouraging it. For these reasons, I respectfully urge the committee to oppose S2271/H8108 and instead focus on policies that change restrictive zoning laws, encourage more development of housing, expand housing opportunity and directly assist residents in need.

Thank you for your consideration.

Sincerely,

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