

Roberta DiMezza

From: bounce@bounce.votervoice.net on behalf of Christopher Smith <user@votervoice.net>
Sent: Monday, April 27, 2026 9:29 AM
To: House Judiciary Committee
Subject: OPPOSE RENT CONTROL/JUST CAUSE H8109

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Dear Committee Clerk DiMezza,

This has already been shot down multiple times over the past 6 years and for good reason. I Should not have to justify and provide reasons to remove someone that I do not want on my property.

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 Smith
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