

## Roberta DiMezza

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**From:** bounce@bounce.votervoice.net on behalf of Duncan Xue <user@votervoice.net>  
**Sent:** Monday, April 27, 2026 8:41 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H8109

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Dear Committee Clerk DiMezza,

I oppose S2294/H8109 because it's not fair. Similar to "employment at will", the lease should allow either tenant or landlord to terminate. If landlord cannot terminate, then tenant should not be able to terminate either. Landlord should have the right to hold a tenant to rent the apartment forever.

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,

Duncan Xue  
52 Opper St  
Providence, RI 02904  
duncan.xue@gmail.com