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From: bounce@bounce.votervoice.net on behalf of Duncan Xue <user@votervoice.net>
Sent: Wednesday, March 18, 2026 10:09 AM
To: House Judiciary Committee
Subject: OPPOSE H8109/S2294

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Dear Committee Clerk DiMezza,

I strongly oppose "Just Cause Eviction" and strongly oppose "4% Rent Control".

"Just Cause Eviction" is ridiculous because when tenant want to renew lease, landlord has no right to not renew, when tenant terminate lease, landlord must agree too. If tenant has right to stay forever, does landlord have right to hold tenant to stay forever? In other words, when tenant terminate lease, can landlord disagree?

"4% Rent Control" is not fair to landlord. Landlord is a service provider, they provide housing by hardworking, they undertake lots of liability and responsibility. There are so many service providers in Rhode Island, gas station, Homedepot, food market, building contractors, etc. etc. Why limit rent but only not limit other service/product prices? Living cost is high not only because of rent, but also because of high gas prices, food prices, car prices, etc. etc. Why only limit rent?

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,

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