

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Frank Miele <user@votervoice.net>
Sent: Wednesday, March 18, 2026 10:09 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. 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/S2294. Thank you for your time.

Sincerely,

Frank Miele
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