

## Roberta DiMezza

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**From:** bounce@bounce.votervoice.net on behalf of James Hite, Jr <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 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,

James Hite  
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