

## Roberta DiMezza

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

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Committee Clerk DiMezza,

I oppose rent control and just cause eviction.

Landlords want to have stable long term tenants. It is expensive when tenants move. You have to renovate the apartment, find a new tenant, you might have a vacant month where you do not receive rent. You have to pay the utilities while the apartment is vacant, get a new lead certificate, etc. Turnover is not good.

In the past I tried not to raise the rent until the tenant moved and I would then renovate the apartment and bring the rent in line with market rent. This ordinance will force me to raise the rent on every tenant every year because it does not allow vacant units to be brought up to market after a tenant has moved. It will be VERY disruptive to the stability of housing in Providence.

Rent control is not need based. The results are not targeted to lower income households. As a small private landlord I try not to raise rents on people who cannot afford it because I know they will have to move.

My house is in a local historic district. It costs more to maintain a historic home with wood clapboard and wooden windows than a newer home with vinyl siding and vinyl windows. I will not be able to maintain my historic house under rent control provisions.

Rents went up during COVID when people were allowed to work remotely and people were moving here from New York and other places. Most people are now required to be back in the office at least part time so these people are gone and rents are already softening.

Rent control will hurt housing in Rhode Island. The real estate taxes that are collected are based on assessments which are based on the revenue of rental real estate. Property values will go down and the amount of real estate taxes the Cities and Towns can collect will go down and they may not be able to pay their bills.

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Please do not approve this bill.

Sincerely,

janice hannert  
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