

Roberta DiMezza

From: bounce@bounce.votervoice.net on behalf of Michael Medeiros <user@votervoice.net>
Sent: Tuesday, April 28, 2026 2:21 PM
To: House Judiciary Committee
Subject: OPPOSE H8109 JUST CAUSE EVICTION/RENT CONTROL

Dear Committee Clerk DiMezza,

I strongly oppose this proposed legislation.

This bill is not a modest reform—it is a fundamental overreach that undermines property rights and will have serious unintended consequences for Rhode Island’s housing market.

“Just Cause” eviction, as written, effectively eliminates a landlord’s ability to end a tenancy, even at the natural expiration of a lease. In practice, it converts fixed-term leases into perpetual tenancies, making it extremely difficult to regain possession of a property—even in cases involving nonpayment if procedural requirements are met. That is not balance; it is a transfer of control from property owner to tenant.

Layering on a 4% rent cap compounds the problem. It disconnects rents from real-world costs—taxes, insurance, maintenance, and capital improvements—all of which continue to rise.

There is also a broad and well-established consensus among economists: rent control does not work. It consistently leads to:

Reduced housing supply

Higher rents over time (as units are removed or not created) Deferred maintenance and declining housing quality Lower overall tax base as investment declines

These outcomes have been observed repeatedly across cities and states.

Most importantly, policies like this drive housing providers out of the market. When owners cannot manage risk, control their property, or adjust to costs, they exit. When supply shrinks, affordability worsens.

Rhode Island needs policies that encourage housing creation and responsible management—not ones that discourage participation and create long-term instability.

This proposal will do the opposite of what it intends.

I respectfully urge you to reject it.

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 this bill. Thank you for your time.

Sincerely,

Michael Medeiros
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