

## Roberta DiMezza

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**From:** bounce@bounce.votervoice.net on behalf of Stephanie Corsetti <user@votervoice.net>  
**Sent:** Monday, April 27, 2026 8:41 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL/JUST CAUSE H8109

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

Dear Committee Clerk DiMezza,

This bill needs to be tossed and never introduced again. I have a current situation where a tenant moved into an apartment building and began smoking marijuana. Each surrounding tenant has been complaining for the last 6 months since this tenant moved in. The adjacent tenant did not renew their lease sighting the marijuana stench was too much to bare. This tenant has been given multiple warnings but consistently denies smoking marijuana in the unit. The only recourse at this time is to not renew this tenants lease. This law takes that landlord right away and gives tenants like this even more rights to break the terms of the lease and disrupt every other tenants rights to live in a smoke free environment. Legislators need to realize that you harm the rights of good tenants when you tie the landlords hands to remove a bad tenant.

Just Cause Eviction policy IS rent control. This implements a 4% cap on rent increases while also preventing a property owner from ending a lease.

Just cause eviction policies lead to reduced housing supply, reduced property management, increased prices, and increased barriers to housing for our homeless or housing insecure populations. Any time more risk and regulation such as just cause eviction and rent control are introduced to a market, property owners are less likely to take risk in accepting applicants that are lesser qualified. This is because they will not be able to effectively manage their property and perceive the possibility for increased damages.

Please opt for policies that target the root of our housing challenges rather than exacerbate those issues. Policies that increase housing production and provide targeted assistance to those most in need are solutions with proven and measurable results. Thank you for your consideration.

Sincerely,

Stephanie Corsetti  
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