

My name is Shane Cooper and I am writing to oppose House Bill 789. Rent control has been an ineffective tool in battling the rising cost of living throughout the US. There are great University studies of rent control and leading economists who have come to the same conclusion the rent control leads to diminished quality housing stock with little or no reinvestment, a flight of investment into new housing stock and mis matched housing allocation; think empty nesters living in a 3 or four bed unit because rent is cheap while a family in need of that unit is living in a one or two bed unit.

I can see no need to enact legislation for just cause evictions. Evictions are bad for the bottom line and I have never heard of a landlord evicting tenants just because. Evictions are costly from a loss of you and legal perspective and are not done lightly. However, I believe the landlord should have their right to cause an eviction if the need to sell a property should come up. Life changes and circumstances change and it is possible that someone needs to sell a unit and the person buying the unit needs to live in said unit. So are we trading tenant rights for the American dream of home ownership?

Thanks you,
Shane

Shane Cooper