

Dear Committee clerk Huntley,

As a landlord I want to provide tenants a safe and updated home. I purchased a home that needed fixing after a tenant moved out. The tenant paid far less than fair market rates. I spent \$15000 fixing the unit and rented it out to a nice family for fair market rent. They were happy to have an updated home. If rent control were in place I would not be able to afford the repairs and I would be forced to rent out a dump of a unit. Why would the legislature want to create housing that is in poor condition for RI tenants?

I need to be able to afford the repairs and upgrades by charging fair rent and sometimes that means an increase of 30-40%. Not because I'm being greedy, but because a long time tenant who has been paying far below the fair market rent moved out and it's time to make improvements and to provide GOOD quality housing to Rhode Islanders.

This law would destroy the quality of housing

This bill, among other provisions, seeks to authorize rent control, require just cause evictions, and mandate landlord-tenant relations in cases of housing violations. While I appreciate the bill's intent to address housing affordability and tenant protections, I believe these proposed measures would have detrimental effects on both landlords and tenants, potentially leading to unintended consequences for our community.

Rent Control Concerns:

Rent control often results in negative consequences, including reduced investment in housing stock, deterioration of rental properties, and decreased availability of affordable housing in the long term. By artificially capping rental rates, landlords may lack incentives or resources to maintain and improve their properties, ultimately harming tenants and exacerbating housing quality issues.

Just Cause Evictions:

Requiring just cause evictions could impede landlords' ability to manage properties efficiently and address problematic tenancies. Landlords require flexibility to respond to various circumstances, particularly in multifamily homes where disruptive tenants may affect others. Mandating just cause evictions restricts landlords' ability to remove problematic tenants, potentially increasing tensions within rental communities.

Mandated Landlord-Tenant Relations for Housing Violations:

Mandating landlord-tenant relations in cases of housing violations could burden landlords with additional bureaucratic requirements and legal liabilities, discouraging property ownership and investment in rental housing.

Instead of implementing blanket measures like rent control and mandatory just cause evictions, I urge policymakers to consider alternative approaches that promote housing affordability and tenant protections without stifling housing market dynamics or infringing on property rights. Solutions such as increasing housing supply through streamlined permitting processes, providing financial incentives for affordable housing development, and enhancing tenant education and support services could offer more effective and sustainable outcomes.

I respectfully request reconsideration of the proposed bill and exploration of alternative policy options that balance the interests of landlords, tenants, and the broader community. Let us collaborate on thoughtful and pragmatic solutions that foster a fair and equitable housing market while preserving property rights and promoting economic vitality.

Sincerely,

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