

Dear Committee clerk Huntley,

If these laws are passed it will only cause landlords to be far more strict in who they rent to and the rents will only be higher from the fears of rising prices down the line and not being able to adjust accordingly to those prices. These bills do not take into account the labor shortages of skilled labor and fluctuation of material costs and many other factors in the expense department. These bills effectively take away control of the homeowner to run their business effectively and will push investors out the city and state and you will end up with more vacant, dilapidated houses that many people can't afford to buy, most won't want to risk buying where investors would otherwise pick up that slack and take on that risk. In the years 2023 alone I have spent over \$150,000.00 and counting on repairing a home that was vacant for over a decade. That's not the kind of money the average citizen has access to and instead of the house being an eye sore all the neighbors are happy and many constantly ask to move in when it's ready. Most landlords I know are not slum lords and they truly enjoy providing safe housing for the community. These news bills will likely turn RI into the next New York City or California where investors and citizens alike are fleeing costing the state millions in lost revenue. The prices of homes and rents are not only due to rising costs but are also due to the influx of people who making more money being able to work from home post covid and making the market competitive. This is not something to punish land lords for. This is something to be celebrated as a positive change to the state and the economic growth potential. It is unfortunate that not everyone can afford to live in the areas they want but that has been that way since the beginning of time. Neighborhoods are always changing. Brooklyn when from poor project buildings to multi million dollar brownstones. Further more, investors can't buy houses that people aren't willing to sell. So why is it OK for your parents to sell their houses at the current market value instead of letting the younger generations stay in it, but not ok for investors to demand the current market value from the children of those same parents who took advantage. Is the government going to regulate housing prices to keep rental prices down? It is not the governments place to regulate prices for housing any more than it is their place to regulate the sky rocketing fast food prices out pricing models they choose to use, so why is housing the only market being discriminated against? The market value is the only thing that should determine prices and that's is determined by what the people are willing to pay, not government mandates.

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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