

Dear Committee clerk Huntley,

I am a local landlord and oppose rent control H7891 bill. My concerns regarding the proposed bill's provisions on rent control, just cause evictions, and mandated landlord-tenant relations for housing violations are valid and reflect common apprehensions among landlords. Here's a breakdown of your concerns and some potential alternatives:

Rent Control Concerns:

Reduced Investment: Rent control can disincentivize landlords from investing in property maintenance and improvements due to capped rental rates. Alternative: Instead of rent control, consider incentivizing property owners to maintain and upgrade their rental units through tax breaks or subsidies for renovations.

Decreased Availability of Affordable Housing: Rent control may lead to a reduction in available rental units as landlords seek other avenues for investment.

Alternative: Encourage the construction of new affordable housing units through government subsidies or partnerships with developers.

Just Cause Evictions:

Efficient Property Management: Mandatory just cause evictions may hinder landlords' ability to address problematic tenancies efficiently.

Alternative: Implement a streamlined process for evicting tenants who consistently violate lease agreements or disrupt the peace of other tenants, while also ensuring due process for tenants.

Housing Violations:

Bureaucratic Burden: Mandating specific landlord-tenant relations for housing violations may burden landlords with additional paperwork and legal obligations.

Your suggestions for alternative approaches, such as increasing housing supply and providing financial incentives for affordable housing development, are valuable. Additionally, enhancing tenant education and support services can empower tenants to better understand their rights and responsibilities, fostering healthier landlord-tenant relationships.

In advocating for reconsideration of the proposed bill, emphasize the importance of collaborative and pragmatic solutions that balance the interests of landlords, tenants, and the community as a whole. By engaging policymakers in constructive dialogue and offering feasible alternatives, you can contribute to the development of more effective and equitable housing policies.

Sincerely,

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