

Dear Committee clerk Huntley,

We don't need more burdensome regulations for small business owners . What needs to happen is the enforcement of the current regulations already on the books. Additionally , repeat violators & Slumlords need to severely punished. What is not needed is the lumping of good , honest, reputable property owners in with SlumLords. Remember , 10 -15 years ago you could name your price when purchasing Real Estate in RI. Let's not screw up the progress made since then with un -needed onerous regulations.

This bill aims to implement rent control, require just cause evictions, and mandate landlord-tenant relations in cases of housing violations, could have adverse effects on both landlords and tenants, potentially leading to unintended consequences for our community.

Rent Control Concerns:

Rent control often results in reduced investment in housing, deterioration of rental properties, and decreased availability of affordable housing in the long term.

Just Cause Evictions:

Requiring just cause evictions could impede landlords' ability to efficiently manage properties and address problematic tenancies, which in turn creates chaotic or even dangerous living arrangement for upstanding, neighboring, tenants.

Mandated Landlord-Tenant Relations for Housing Violations:

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

Instead of blanket measures like rent control and mandatory just cause evictions, we suggest exploring alternative approaches that promote housing affordability and tenant protections without stifling housing market dynamics or infringing on property rights. Solutions such as streamlining permitting processes, providing financial incentives for affordable housing development, and enhancing tenant education and support services could offer more effective outcomes.

Please consider referring to tried and true resources such as this one for the negative impacts of policies such as rent control:

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.naahq.org%2Fsites%2Fdefault%2Ffiles%2F2023-03%2FNAA%2520Unintended%2520Consequences%2520of%2520Rent%2520Control%2520Infographic.pdf&data=05%7C02%7CHouseMunicipalGovernmentandHousing%40rilegislature.gov%7C96b209c803c54cd1954608dc57b574f3%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C638481684076789439%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=6KrFexDrC8yXdWoEjc5EJTxlF%2BF1hst7cYph8SIl6b8%3D&reserved=0>

Sincerely,

Thomas Lopardo
7 Strawberry Ln
Johnston, RI 02919
tlopardo@gmail.com