

Dear Committee clerk Huntley,

Just cause eviction removes the only way a Landlord can control who's living in their building outside of the eviction process. I have an owner occupied multifamily and without the ability to determine who I share my home with I lose autonomy in my own home. A lease is a contract that both parties have to agree to. It is an agreed upon duration that both parties are aware of... the notification rules in place give ample time for people to look for housing and many landlords will be accommodating if someone is struggling to find a place, but it should not be the burden of the owner to keep people after the agreed upon contract is expired.

It also should not be the burden of the owner/landlord to pay a relocation fee if they end a lease within the current rules. There are time parameters in place for notification that give the tenant time to relocate. The owner of the property is the one that made the investment and is providing a service. They should be able to determine how to use the property they own. This disincentivizes property renovation which will only further the degradation of properties.

Housing prices are high along with interest rates and many people cannot buy but also many who have bought now have to get creative with how they can pay for the property. With the second oldest housing stock and people selling, having regulation in place where owners can't control the use or who's living on their properties will restrict and limit people's purchasing opportunities.

I think there can be agreeable terms to incremental rent raises--especially if just cause eviction is not in play, as this opens the owner to being sued for a year after the fact if the tenant decides it was unjust after agreeing to move out.

I think there can be agreeable terms allowing rent to be paid to escrow if the owners aren't following the law/rules in place. It seems sensible that the tenant should have a path for action.

Many of these regulations would give tenants more right to the property than the owner who has worked up to buy the property and is assuming all of the risk. In most cases properties are owned by individuals or small entities who don't own hundreds of properties and these regulations would be damaging for the longevity of ownership, and would again disincentivize further acquisitions.

I urge you to oppose H 7981 & 7989. This bill introduces rent control, just cause evictions, and a board with no safeguards against bias or inexperience. It also adds heavy regulations and costs for housing providers and developers. While it aims to help housing affordability and tenant protection, I believe it will harm landlords, tenants, and our community. Rent control can decrease housing investment, worsen rental properties, and limit affordable housing. Just cause evictions make it hard for landlords to manage properties and address issues. These policies would add unnecessary burden and bureaucracy to our tight housing market. Studies show they don't work as intended and may even benefit higher-income individuals more. Let's support housing development and reject harmful policies like these!

Sincerely,

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