

Dear Committee clerk Huntley,

Rent control ultimately results in property owners deferring non-essential maintenance and improvements. There will be unintended consequences for low income renters which laws like rent control are supposed to help. When rent control constricts a landlord's ability to respond to market conditions and adjust accordingly, they are more apt to preemptively raise rents and "plan for rainy days". This will affect low income renters as rents continue to rise, but reward high earners who are able to find cheaper apartments than what they can truly afford. These high income earners ultimately may take what is available for the lower wage earners. Rent control is not as equitable as it seems. Be careful what you wish and pass laws for. No one is capping the expenses for landlords. No one should stifle a landlord's ability to provide a nice, safe, updated and clean home for a tenant.

Leases are in place for a reason. Whether it's a weekly summer rental lease, a month to month lease or a yearly lease, the purpose is to end the time frame for which someone may stay at your home. The tenants sign the lease with the time frame expectation. It's not a surprise. Just cause is absolutely ridiculous. No one boots out a great tenant. A landlord might need the unit for family, friend, himself. Landlord may want to update the property or get it ready to sell. Tenant might be a nightmare and the days can't go by fast enough. Whatever the reason the end date should be the Ed. Date unless both parties agree to extend or sign a new lease.

I strongly oppose H7989 which provides a combination of harmful legislation that diminishes property rights along with the ability to successfully mitigate housing challenges. In short, this bill does the following:

Limitation of Annual Rent Increases:

Rent increases for covered dwelling units are capped based on the annual change in the consumer price index or 5%, whichever is lower.

Just Cause Eviction Protection:

Prohibits a property owner from rightfully NOT renewing a lease. Establishes situations in which a property owner must provide 6 months' notice AND 3 months' rent payment to tenant in order to take possession of a unit. Any violation of the Just Cause Rules will impose a \$5,000 fine upon the property owner.

Regulation of Condominium and Cooperative Conversions:

Regulations are provided for the conversion of housing accommodations to condominium or cooperative ownership, including excessive relocation payments.

Regulation of Tenant Deposits and Fees:

Cities or towns can regulate tenant deposits and fees, including installment payment options for security deposits and last month's rent. Tenant's may elect to pay such payments over the course of 4-6 month's at their own discretion. Any landlord who rejects this proposal shall be subject to a \$1,000 fine, attorney fees, and possible other damages.

Municipal Anti-Displacement Zones:

Cities or towns can establish anti-displacement zones to protect low- and moderate-income households from displacement.

Reporting Requirements:

Cities and towns adopting these provisions must provide annual reports to the department of housing.

Deceptive Trade Practices and Remedies:

Violations of these provisions are deemed unfair and deceptive trade practices, and grants power to the AG to pursue civil penalties, injunctive relief, and any other relief available.

None of the proposals set forth in this legislation aim at resolving the current challenges of our housing market, but further prevents the fruition of real solutions. This legislation further pits landlord and tenant against one another, creating a hostile environment where each party is on edge rather than focussed on creating a good relationship. It is well documents that rent control and just cause eviction policies produce extensive unintended consequence and do nothing to help those most vulnerable.

I support proposals that adequately take aim at the root of the problem, which is lack of supply and high demand. I urge you to to reconsider this proposal and say "NO" to all rent control, just cause eviction, and over regulatory proposals.

Thank you for your consideration.

Sincerely,

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