

Dear Committee clerk Huntley,

Such rent control measures will destroy our states real estate and property values will plummet.

While I recognize the bill's goal of addressing housing affordability and tenant protections, I believe these measures would negatively impact landlords and tenants, worsen housing market inefficiencies, and pose unintended consequences for our communities.

Enforcing residential rent control and strict rent increase limits would discourage property investment, deter maintenance efforts, and reduce affordable housing availability. Landlords require flexibility to adjust rents based on market conditions and property upkeep costs.

Mandating just cause evictions could hinder landlords' ability to address tenant issues promptly and protect their properties. Landlords need the flexibility to handle legitimate concerns such as disruptive tenants or lease violations efficiently. Landlords would no longer be able to NOT renew a tenant.

Requiring landlords to accept security deposits in installments increases financial risks and administrative burdens, jeopardizing property owners' financial stability.

Mandatory reporting to the Department of Housing would strain already stretched City/Town resources better allocated elsewhere.

Harsh penalties for violations are excessive and could catch landlords unaware, discouraging investment in rental properties and economic growth.

I support exploring alternative approaches that encourage housing affordability, private investment, and tenant protections while respecting property rights and market dynamics. Collaborative efforts among stakeholders can lead to comprehensive housing policies that benefit our communities.

I respectfully urge reconsideration of this bill and offer to collaborate on pragmatic solutions that promote fair housing, responsible property management, and community well-being.

Thank you for considering our concerns.

Sincerely,

Angelo Kapsimalis  
23 Owen Ave  
Pawtucket, RI 02860  
[angelokap4@gmail.com](mailto:angelokap4@gmail.com)