

Dear Committee clerk Huntley,

These bills put a lot of burden on the landlord and many small landlords like myself do not have the ability to weather these measures. Once again rent control and strict rent caps will not work unless there are the same type of regulations on all the aspects that impact the landlord to provide affordable housing. There is no cap on insurance, taxes, property maintenance and many other factors that need to be considered. Limiting the landlord to just cause evictions will also have a significant effect to be able to be a small landlord as we could be forced to keep the least ideal tenants in place and be losing out on rent and unable to address the tenant issues promptly.

I am writing to oppose House Bill 7989, which proposes residential rent control, rent increase caps, just cause eviction mandates, installment security deposits, and harsh penalties for violations.

While the bill aims to address housing affordability and tenant protections, these measures could have detrimental effects. Rent control and strict rent caps discourage property investment and maintenance, reducing affordable housing availability. Mandating just cause evictions limits landlords' ability to address tenant issues promptly.

Requiring installment security deposits increases financial risks for landlords, and annual reporting to the Department of Housing burdens already strained resources.

I support for alternative approaches that promote housing affordability, private investment, and tenant protections without undermining property rights or market dynamics. Collaborative efforts among stakeholders can lead to effective housing policies that benefit our communities.

I strongly urge reconsideration of this bill and offer to collaborate on balanced solutions that support fair housing and responsible property management.

Thank you for considering our concerns.

Sincerely,

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