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RE: OPPOSE H7989  
House Committee On Municipal Government & Housing

This is to OPPOSE H7989 which proposes rent control, just cause evictions, installment payments for security deposits and fines and penalties if a Landlord does not comply with these over- reaching requirements. This Bill undermines private property rights.

Rent control and restrictions on rent increases do not work. Maintenance costs, insurance premiums, utilities and real estate taxes have greatly increased. Property owners are not in control of the increases to their costs and need to be able to pass on the increases imposed on them by third parties or they will loose their property. Rent control is a disincentive for landlords to maintain properties.

Just cause evictions requirements are a bad idea. Landlords are responsible for maintaining their properties and mediating disputes between existing tenants. Just cause evictions would not allow the landlord to control who is in their property. A landlord would still be responsible and accountable but have no control. This would not work.

Installment payments for security deposits increases risk for the property owner. It is not fair. There are many instances where the damage to an apartment is more than the amount of the security deposit. This bill would make it worse not better.

This bill will not result in more housing or more affordable housing units it just proposes to penalize landlords and increases reporting and paperwork for towns, cities and/or a housing authority or Department of Housing. This just makes it more difficult for small Mom and Pop property owners to manage property.

Please Do Not Pass H7989

Respectfully submitted,

Janice Hannert

