

Dear Committee clerk Huntley,

As a property manager I oppose this proposed law. People that own rental properties are providing a service to the public to provide housing to those who need a place to live. By proposing rent control, you are not only telling them what they can charge for their business, which you do not impose on all other businesses in RI, but you are also limiting their income to pay their mortgage, insurance, make repairs and make a little money as well. By passing this law, you will find that landlords cannot afford to keep their rental properties, will sell them and if purchased as an owner-occupied property, you are lowering the number of rental properties in the state, which is not a benefit for anyone, especially those looking for a rental property.

I am baffled why you would try to pass a law that a landlord does not have the right to terminate a lease at the end of the rental term without cause. Again, why should the state have the right to tell a business owner that he is not able to do this if he wants to, without cause.

To try and force a landlord to accept a security deposit as last month's rent is just ridiculous. Do any of you actually own rental properties. Have you seen the damage that tenants leave when they move out. I have and the security deposit doesn't begin to cover the damages. Passing a law giving tenants permission to use their security deposit for last month's rent is just wrong. A security deposit is just that, a deposit on damages left by a tenant and should not be used for last month's rent. Pass a law to allow landlords to collect, first, last and security then everything is covered up front.

Why would you propose to allow cities and towns to make their own laws on rent control and other regulations, I was always under the impression that State Law supersedes local laws. What is the point of having State Laws if every city and town can do what they want and not have to follow State Law.

How can you allow cities and towns to tell a landlord they are required to rent to certain people. As long as they are following all fair housing laws, they should be able to rent to who they choose, not who they are told they have to rent to.

In my opinion this proposed law is a violation of the landlord's rights. It is about time we started protecting landlords as well as tenants in this state.

I truly hope you vote against this proposed law.

Rent control, while aimed at providing affordable housing, can have several negative side effects:

**Housing Shortages:** Rent control can reduce the incentive for landlords to maintain or upgrade properties, leading to a decrease in available housing stock over time. Landlords may also convert rental units into other types of properties like commercial, office space, or AirBNB to avoid rent control regulations.

**Quality Decline:** With rent control limiting potential revenue from rental properties, landlords may reduce maintenance and repairs, resulting in deteriorating housing quality over time.

**Reduced Investment:** Rent control can discourage investment in rental properties, as landlords may perceive lower potential returns due to capped rental income. This reduced investment can impact the overall housing market and limit new construction of rental units. RI currently needs a minimum of 3,000 new units per year to even come close to meeting demand.

**Distorted Market:** Rent control can create distortions in the housing market, affecting rental prices and supply dynamics. Some tenants may benefit from lower rents, but others may face challenges finding suitable housing due to reduced availability.

**Unintended Consequences:** Rent control policies can lead to unintended consequences, such as increased bureaucracy to enforce regulations, reduced tax revenue from rental properties, and potential displacement of tenants due to housing shortages.

**Inequality among Tenants:** Rent control policies may benefit long-term tenants who are protected by lower rents, while new tenants entering the market face higher rental prices due to limited availability of affordable housing.

**Economic Impact:** Rent control can impact the overall economic health of a city or region by affecting property values, real estate investment, and related industries such as construction and property management.

Overall, while rent control aims to address housing affordability, policymakers must carefully consider these potential negative effects and explore alternative solutions to achieve a balance between tenant protections and market stability.

"Just cause eviction" laws, while designed to protect tenants from unfair or arbitrary eviction, can have several negative consequences:

**Reduced Landlord Flexibility:** These laws limit a landlord's ability to terminate a lease or evict a tenant, even in cases where legitimate reasons for eviction exist. This reduction in flexibility can make it challenging for landlords to manage their properties effectively.

**Increased Bureaucracy:** Implementing just cause eviction laws may introduce administrative burdens and legal complexities for landlords, requiring them to navigate specific procedures and documentation to evict tenants for valid reasons.

**Potential for Property Damage or Nuisance:** Landlords may face difficulties in addressing disruptive or damaging behavior by tenants, such as property damage, nuisance activities, or disturbances to other tenants, if these behaviors do not fall under the specified just cause eviction criteria.

**Higher Legal Costs:** Landlords may incur higher legal costs associated with proving just cause for eviction in court, especially if disputes arise over the interpretation of just cause criteria.

**Impact on Property Values:** Investors and property owners may perceive increased risk associated with owning rental properties in areas with strict just cause eviction laws, potentially leading to reduced property values and diminished investment in housing.

**Market Distortion:** Just cause eviction laws can distort the rental market by limiting turnover of rental units and reducing the availability of housing options for new tenants, particularly in areas with high demand for rental properties.

**Tenant Behavior:** Some tenants may exploit just cause eviction protections by engaging in disruptive or damaging behavior without facing immediate consequences, leading to challenges in maintaining a harmonious living environment for all tenants. Good tenants would suffer most in this case.

Sincerely,

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