

Dear Committee clerk Huntley,

As a local landlord, I'm writing to express my opposition to H 7989. This proposal not only introduces rent control and just cause eviction clauses but also imposes overly restrictive and punitive measures that fail to address our housing shortage and only serve to increase the burdensome costs faced by both property owners and tenants in today's economy. The cost of living has surged across the board, including housing. For instance, in Providence, there has been a rapid increase in taxes. The average property tax for a 6+ unit in 2015 was \$26,000, whereas in 2023, it skyrocketed to an average of \$51,000, doubling in less than a decade.

Additionally, every other expense associated with managing and maintaining our properties has risen significantly. Have you taken a look at your insurance bill lately? All of my properties have experienced substantial insurance increases this year, not to mention escalating dumpster fees, utility charges, contractor fees and the costs of materials necessary for property maintenance.

We need to refrain from burdening all parties involved with excessive regulations and instead focus on enacting legislation that yields tangible results. I understand the frustration, but merely assigning blame rarely leads to problem-solving. I urge you to consider legislation that promotes inclusivity and encourages collaboration between landlords and tenants. We all aspire to contribute to solutions that support the most vulnerable members of our society.

I encourage you to consult reliable resources such as those provided by the National Apartments Association: [link](#).

Sincerely,

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