

To the House,

I am writing in opposition to the House Bill 7989 for the following reasons:

- There have been studies time and time again that have proven that rent control measures actually hurt those they intend to protect while unfairly limiting a housing provider the ability to operate in a free market system that (by my experience as a property manager) already self-regulates.
- Rent control will also contribute to smaller margins (already taxed by inflation, insurance increases, increasing property taxes, and labor and material costs) resulting in landlords not being able to maintain properties in good standing.
- By limiting the annual rent increases, I predict most housing providers will, in anticipation of the enactment of this bill, bring all of their properties up to market rates to avoid being shackled with marginal increases to below market rates with existing residents bearing the brunt of this action
- Removing no-fault evictions remove the options for housing providers to perform upgrades to properties and effectively manage their investments from bad tenant behavior. Keep in mind: housing providers don't like/want to have to resort to evictions. They typically come with loss of rental income, prove costly, and can be accompanied by damages which are difficult to impossible to recoup. Housing providers performing no-cause evictions typically only do so when all other measures have been exhausted.

Thank you for your consideration of my opposition to this bill.

Sincerely,

Steve Stasiuk

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