

I'm opposed to **House Bill No. 7989**.

I strongly oppose anything rent control related. This is not the natural way for rents to be determined and is unfair to all property investors. Also, why only tenant protection included in this bill? Why not some landlord protection items? The bills are shifting more in favor of tenants every year.

Presently, I am going through an eviction with a tenant in a property in another state.

The laws in that state (CA) favor tenants so drastically, that I have had 2 attorneys tell me once I get the tenant out of my property, I should not rent it again. Does Rhode Island want to have the same situation? If I have to sell that property in CA, I would like to purchase 1 or more properties in RI, but not if the current bills being voted on get passed.

Victor Tonev

President

Speederia Land, LLC