

Dear Committee clerk Huntley,

I strongly oppose H5954. First of all, rent control is not fair without implementing price control in all other businesses and government agencies. Landlords provide product/services to tenants, the cost depends on insurances, taxes, utilities, and depends on Homedpots, McDonalds, gas stations, etc. There is no price control on anything else except rent, in other words, there is no price control on all other product/service providers except on landlords,, why?

Secondly, landlord and tenant have equal right to terminate a lease.. If landlords can not terminate a lease, tenants can live as long as they want. equally, landlords should have right to not let tenants go, i.e. landlords can hold tenants to live forever and pay the rent. forever. That sounds ridiculous..

Thirdly, If tenants do not pay rent, landlords may not have funds to fix violations. Fourthly, landlords do not need to pay relocation if a lease terminates. There is no need for laws to govern the situation when tenants have to move out due to renovation, condo conversion, or family member occupy, it should leave open for negotiation between tenants and landlords.

I am writing in STRONG opposition to H5954

- Set Rent Control - which the city can change every year;
- Implements citywide rental registry;
- Creates Just Cause Eviction policy/removes owner ability to not renew a lease and requires that owners pay tenants to move;
- Allows tenants to escrow rental payments rather than pay landlord due to violations but is unclear;
- Prevents building permits from being issued if violations are on record;
- Requires landlord pay tenant relocation fee if landlord asks the tenant to move for the purpose of renovation, condo conversion, or for a family member to occupy - an amount would be set by the board created under this law;
- Allows the city to create a board to govern these regulations which may be continuously changed.

I believe that this proposal severely impedes on my property rights and creates a scenario in which it will be impossible to plan for expenses and repairs from year to year. The terms set forth in this proposal are also extremely vague and allow much room for over-regulation and bias, unjust enactment of laws. Any such provision in this proposal either separately or in combination will further burden the ability and motivation to create more housing. Creating more housing is the only solution for any problem which this proposal seeks to remedy.

Please research the severe implications that all of these proposals would create. Please consider this resource in your decision-making

process:[https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.naahq.org%2Fsites%2Fdefault%2Ffiles%2F2023-](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.naahq.org%2Fsites%2Fdefault%2Ffiles%2F2023-03%2FExamining%2520the%2520Unintended%2520Consequences%2520of%2520Rent%2520Control%2520Policies%2520in%2520Cities%2520Across%2520America.pdf&data=05%7C02%7CouseMGH%40rilegislature.onmicrosoft.com%7C592472b34fa3448efb7e08dd7181b586%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C638791524252076885%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=zY9DDrsvv5Qyc46uPMBkkdVqt1o6M%2BIMe8l%2FfZ6b0G4%3D&reserved=0)

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Thank you for your consideration.

Sincerely,

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