

Dawn Huntley

From: James Hlavacek <user@votervoice.net>
Sent: Thursday, April 3, 2025 8:45 AM
To: House Municipal Government and Housing Committee
Subject: OPPOSE 5954

Dear Committee clerk Huntley,

Hello, I am strongly against and oppose this bill. As a small landlord and housing provider, this bill creates an undue hardship for me to keep providing quality housing to the people of RI. By limiting the amount of rent I can decide to charge, I will not be able to maintain the property long term with the other expenses landlords have to cover, namely 47% utility increases, 35% insurance increase, 20% property tax increase, in addition water, sewer and now ongoing lead certificate expenses. Rent control will force smaller landlords to maintain the property less and less due to financial constraints. Rent control has never been proven to work. Furthermore, this should be seen as nothing more than a long-term plan to force landlords and housing providers to forfeit their properties due to ongoing financial losses.

Additionally, just cause evictions are a terrible concept. While these radical ideas seem like they can help, they cause nothing but long-term problems, forcing landlords to lose their lifetime investments. I should not be required to rent my property (my lifetime investment) to someone that does not care for it, or have to pay for a tenant to live in a hotel because I try to be responsible and renovate and maintain my property, or wish for my family to live in my property

This bill includes provisions for rent control, just cause evictions, and mandated landlord-tenant relations for housing violations. While I acknowledge its aim to address housing affordability and tenant protections, I fear these measures could harm both landlords and tenants, leading to unintended consequences. Concerns about Rent Control: Rent control often leads to negative outcomes, such as decreased investment in housing, deterioration of rental properties, and reduced availability of affordable housing in the long term. By capping rental rates, landlords may lack incentives to maintain properties, impacting tenants and worsening housing quality. Issues with Just Cause Evictions: Requiring just cause evictions could hinder landlords' ability to manage properties efficiently, particularly in multifamily homes where disruptive tenants may affect others. This mandate restricts landlords' ability to address problematic tenancies, potentially increasing tensions in rental communities. Challenges of Mandated Landlord-Tenant Relations: Mandating landlord-tenant relations for housing violations could burden landlords with bureaucratic requirements and legal liabilities, discouraging property ownership and investment in rental housing. Instead of blanket measures like rent control and mandatory just cause evictions, policymakers should explore alternative approaches. Solutions such as streamlining permitting processes, offering financial incentives for affordable housing development, and enhancing tenant support services could yield better outcomes. I respectfully urge reconsideration of the bill and exploration of alternative policies that balance the interests of landlords, tenants, and the community. Let's work together to find solutions that promote a fair housing market while preserving property rights and economic vitality.

Sincerely,

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