

Dear Committee clerk Huntley,

I oppose H 5954 regarding just cause eviction and rent control. It is important for a landlord to be able to control who is living in the properties they are responsible to maintain. Some tenants in a three family do not get along with each other and someone will have to move. Some tenants do not follow the rules established for a property and a landlord needs to be able to ask them to move. This bill requires a landlord to show "just cause" and obtain a court order to ask a tenant to move.

This would be extremely difficult for a landlord.

Landlords should not be responsible for relocation fees. Most tenants move themselves for a local move so this is not a significant cost savings for them.

The bill also proposes rent control set by the City on an annual basis. Costs for insurance, taxes, utilities and labor have been increasing significantly. The City of Providence is discussing a 8% real estate tax increase which would make this proposal unworkable.

I have owned rental properties in Providence for 40 years. I try to keep rents as low as possible. This bill would make it much harder to keep my rents affordable. In general, I try not to raise the rent on existing tenants. If I have a good tenant I try to keep them as long as possible. In some cases my rents are significantly under the market. When a tenant moves, I renovate the apartment and then charge a market rent. If there were rent control I would need to raise the rents every year to keep up with the market.

This bill proposes a Providence Rental Registry which would duplicate the state Rental Registry. Who is going to pay the the cost of administering this duplicative effort? Providence taxes are already high and we can not afford the additional cost.

Please do not vote for H5954!

Thank you for your consideration.

Sincerely,

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