

## Dawn Huntley

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**From:** Robert Bozikowski <user@votervoice.net>  
**Sent:** Monday, March 31, 2025 3:37 PM  
**To:** House Municipal Government and Housing Committee  
**Subject:** OPPOSE h5954 RENT CONTROL/JUST CAUSE

Dear Committee clerk Huntley,

This bill would drive rental units to large corporations and out of the hands of families. This bill would limit rent increases but do nothing to limit tax, insurance, utility, contractor costs disincentivizing landlords to maintain property standards. Allows tenants to decide to when to withhold rent payments. Prevents issuance of building permits when a landlord wants to improve a property and resolve violations. This is totally counter productive!! This bill will drive up rents to pay for fees, permits, registration fees, relocation costs, etc. This bill is bad for so many reasons.

I urge you to oppose H 5954. This bill introduces rent control, just cause evictions, and a board with no safeguards against bias or inexperience. It also adds heavy regulations and costs for housing providers and developers. While it aims to help housing affordability and tenant protection, I believe it will harm landlords, tenants, and our community. Rent control can decrease housing investment, worsen rental properties, and limit affordable housing. Just cause evictions make it hard for landlords to manage properties and address issues. These policies would add unnecessary burden and bureaucracy to our tight housing market. Studies show they don't work as intended and may even benefit higher-income individuals more. Let's support housing development and reject harmful policies like these!

Sincerely,

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