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**To:** [S Legislation](#)  
**Subject:** OPPOSE S 2269  
**Date:** Thursday, March 26, 2026 4:20:08 PM

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Dear Committee Clerk Rocha,

Rent control policies, while often well-intentioned, ultimately create more problems than they solve in the housing market. For this reason, I strongly oppose the implementation or expansion of rent control measures.

First, rent control distorts the natural dynamics of supply and demand. By capping rental prices below market levels, it discourages property owners and developers from investing in new housing or maintaining existing units. Over time, this leads to a reduced housing supply, exacerbating the very affordability crisis these policies aim to address.

Second, rent control often results in unintended inequities. Rather than helping those most in need, it can disproportionately benefit tenants who already occupy rent-controlled units—regardless of their income level—while leaving newcomers and lower-income individuals with fewer available options and higher market-rate rents.

Additionally, landlords facing restricted income streams may cut back on property maintenance, leading to deteriorating housing quality. In some cases, owners may convert rental units into condominiums or other uses not subject to regulation, further shrinking the rental inventory.

A more effective approach to housing affordability focuses on increasing supply, incentivizing development, and providing targeted assistance to those who need it most. Policies such as zoning reform, tax incentives for developers, and direct housing subsidies can address affordability without introducing the negative side effects associated with rent control.

In conclusion, while the goal of protecting tenants is important, rent control is not the right solution. Sustainable, market-oriented strategies will better serve both current residents and future generations.

I oppose S2269 Requiring cities to disclose violations immediately to tenants undermines, the already established legal process. A landlord should have the ability to receive notice and remedy the problem before a tenant is notified. At times a description of a violation may sound more intense than what the reality of the situation is. Oftentimes, a violation can be for something that is simple and a byproduct of normal wear and tear or even storm damage. These scenarios are very different than negligence. This could lead to negative landlord-tenant relationships even when a property owner is responsive.

Thank you for your consideration.

Sincerely,

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