

Roberta DiMezza

From: Aheli <aheli@brightspacesgroup.com>
Sent: Thursday, February 2, 2023 3:42 PM
To: House Judiciary Committee
Cc: Gabriel Lopez
Subject: OPPOSED: 5108, 5109, 5048, 5225

Follow Up Flag: Follow up
Flag Status: Flagged

To the House Judiciary Committee Members,

I am a small, part-time landlord, and I'm opposed to the following bills:

House Bill No. 5048 - 10% Rent Cap
House Bill No. 5225 - Personal Information Disclosure
House Bill No. 5109 - Lease Extension in Case of Death
House Bill No. 5108 - Increase Amount Deducted

House Bill No. 5048 - 10% Rent Cap

I understand the importance of providing affordable and accessible housing for families, students and individual. However, I strongly believe that these rent control measures do more harm than good.

First, landlords do not take home 100% of the rent. The rent goes towards paying the mortgage, insurance, property taxes, utilities and costs to maintain a SAFE environment for tenants. For many part-time landlords, there is barely enough to save for future big ticket expenses, like if a heating unit goes out. And these expenses go up every year without any restrictions or controls.

If you limit how much rent you can collect, it may disincentivize property owners to spend money on maintenance, or worse they may stop listing their properties at a time where we already have a short supply of rental units.

House Bill No. 5225 - Personal Information Disclosure

This bill puts landlords are risk of harassment, stalking, identity theft, and possible discrimination etc.

House Bill No. 5109 - Lease Extension in Case of Death

I am opposed to this measure as it violates the contractual agreement between the landlord and lessee. Moreover, it forces the landlord to provide housing to someone that we do not know. We live in a triplex -- like many people in Providence. We make sure to screen our tenants to ensure that we are all living in a safe environment. This provision may put other tenants at risk in these shared spaces.

House Bill No. 5108 - Increase Amount Deducted

Honestly, I was a renter for the majority of my life. I expect my landlord to make repairs and screen the people making them to make sure they are done right. What happens if that person makes a mistake and causes more damage to the property? Will it come out of the tenant's security deposit?

For many people, the only way they can afford a house in Rhode Island is to buy a house and rent a portion out. These bills hurt the smaller, part-time, landlords like myself. If you are truly interested in making housing more affordable and increasing the number of units, perhaps consider investing in programs that help people afford rent or become first-time home owners. There are groups of small-time Rhody Landlords that are passionate about their community. I'm positive they would be happy to work with you to find a good solution -- since they are already thinking and doing it every day.

- Aheli

