

Roberta DiMezza

From: Amit Anand <amitanand@hotmail.com>
Sent: Thursday, February 2, 2023 12:38 PM
To: House Judiciary Committee
Subject: OPPOSED: 5108, 5109, 5048, 5225

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To
House Judiciary Committee
State of Rhode Island

Re: Opposition to proposed House Bills 5108,5109,5048, 5225

Dear Committee Members,

As home owners and housing providers - my wife and I have made our best effort to purchase, rehab and press into rental service older buildings in Providence County. Often, we have purchased unwanted, vacant, bank owned properties and rehabilitated these buildings with much effort and our hard earned savings. In short we have always put our best foot forward to provide comfortable, safe and necessary housing units which are much appreciated by our tenants.

These House bills are ill conceived, add a layer of regulation, hand too much power into the hands of tenants who are up to shenanigans and complicates matters with respect to landlord relationship with the city. Already, there are code enforcement and housing violations laws on the books; this bill does nothing to make the existing regulations better, rather it just adds burden for the homeowner without solving any problems.

Please keep in mind that any additional cost, time, regulation, hassle etc., directly and proportionally affects the cost of providing housing. Small mom & pop housing providers are very effective in providing turn key and affordable rental units. If you drive them out of business due to additional licensing, censure, litigation etc..it will have the opposite effect of what everyone wants and that is for the housing stock to grow and not be rendered out of service. All increases in direct and opportunity costs will be passed on to the tenants and the availability and affordability of housing will be adversely affected.

My family strongly opposes the proposed House Bills 5108,5109,5048, & 5225 in its entirety.

5108- This is an invitation to direct confrontation between the homeowner and tenant. It is too vague and does not give the opportunity to for homeowner to remedy. There will be deductions whenever someone feels like it.

5109- Homeowners are not in the business to terminate leases. We want long term stable tenants. However, if there is a problem with either residents or payments after tenant is deceased it does not help anyone cause if things are forced on the homeowner.

5048- Homeowners are the best judges on pricing for their businesses. Small business owners are not out to gouge people. Rents are dictated with and thru market forces. If the goverment wants more affordability, they should change zoning laws to make it easier for developers to increase housing stock and offer more Sec 8 vouchers.

5225- This law is slap in the face of homeowners. Our information is available with the tax assessor of every town. Why do we need a database..? so that we have NO PRIVACY - so that tenants can shop up at our residence and threaten us? So that we can pay more in fees?

We strongly oppose all these anti business and anti homeowner measures.

Best Regards,

Amit Anand
401.258.0546