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From: Armen Dilsizian <armendee@gmail.com>
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To: House Judiciary Committee
Subject: OPPOSED: 5108, 5109, 5048, 5225

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I am a Rhode Island landlord and **STRONGLY OPPOSE** the following bills: 5108, 5109, 5048, and 5225.

It is a difficult time to be a landlord in this era of high inflation, material shortages, cost increases, utility price increases, etc. Add to that the fact that courts did not allow evictions during COVID, and tenants who took advantage of that situation, small landlords like myself are in a tough spot.

Landlords pay tens or hundreds of thousands of dollars to bring properties up to code, rehabilitate to make them meet current standards, upgrade them to make them liveable and attractive. Making it more difficult for landlords to increase rent, or allowing tenants to withhold rent for "repairs" (which the landlord can do better and cheaper than the tenant), is very hostile to small RI landlords. It will result in more run-down and unkempt properties across the state,

Regards,
Armen Dilsizian