

**Roberta DiMezza**

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**From:** Janice Hannert <user@votervoice.net>  
**Sent:** Sunday, March 16, 2025 8:42 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H5264 & 5676

Dear Committee Clerk DiMezza,

I oppose H 5264 and 5676.

I have been a landlord for forty years in Rhode Island and these two bills would make it harder to keep my housing units affordable. Most landlords try to keep good tenants and may not raise the rent at all until a tenant moves, It benefits both the tenant and the landlord to keep a good tenant as long as possible. Any increase in rent may not be worth it if it causes an existing tenant to move, When the tenant moves after a number of years the landlord might then increase the rent for the vacant apartment to the market rent. When a tenant moves out there are usually a number of repairs that need to be made. It is hard to do major repairs on an occupied apartment so the landlord usually waits and does major repairs in between tenants. Upgrading the apartment would mean an increased rent. A landlord needs to be able to make these decisions and not be subject to regulation. This bill would mean that landlords would increase their rent every year in order to keep up with the market.

It would also result in disinvestment in real estate because the cost of improvements could not be recouped through increased rents.

The additional paperwork and regulation would be costly for landlords to administer.

There have been many studies on rent control and it does not work.

Please do not pass H5264 and 5676 as they would not result in any additional affordable housing.

Sincerely,

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