

Roberta DiMezza

From: Janice Hannert <user@votervoice.net>
Sent: Sunday, March 16, 2025 8:24 PM
To: House Judiciary Committee
Subject: OPPOSE H5503 JUST CAUSE & RENT CONTROL

Dear Committee Clerk DiMezza,

I oppose H 5503 regarding just cause eviction and rent control. It is important for a landlord to be able to control who is living in the properties they are responsible to maintain. Some tenants in a three family do not get along with each other and someone will have to move. Some tenants do not follow the rules established for a property and a landlord needs to be able to ask them to move. This bill requires a landlord to show "just cause" and obtain a court order to ask a tenant to move.

This would be extremely difficult for a landlord.

The bill also proposes rent control of 4%. Costs for insurance, taxes, utilities and labor have been increasing much more than 4%. The City of Providence is discussing a 8% real estate tax increase which would make this proposal unworkable.

I have owned rental properties in Providence for 40 years. I try to keep rents as low as possible. This bill would make it much harder to keep my rents affordable.

Please do not vote for this bill.

Sincerely,

Janice Hannert
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