

**Roberta DiMezza**

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**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  
242 Broadway  
Providence, RI 02903  
hcj132@yahoo.com