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## RE: OPPOSE H7981 Rent Control in Providence

This is to OPPOSE H7981 Rent Control in the City of Providence.

This act would have the opposite effect of what is intended. As a long time property owner in the City of Providence (since 1984) I have not increased rents every year. As a landlord it is better to keep a good existing tenant who is not paying market rent than to raise rents. My existing rents are significantly below market rent. If rent control is enacted in the City of Providence I will be forced to raise rents on my existing tenants each year. This is not the desired result of this legislation.

Rent control does not work in the areas when it has been tried. It results in disinvestment in real estate. It is a property taking without consideration and should be illegal.

Just cause eviction is also not a good idea. There are many reasons why a landlord might ask a tenant to move. They many need to have an empty unit for many reasons; two tenants in a building may not get along and one of them needs to move, etc. Landlords are responsible for how they manage their properties so they should not be restricted in tenant duration. Landlords should also not be penalized if they need a unit for a family member.

Preventing a new building permit from being issued where there is a violation on a building makes no sense.

It is not fair to restrict property owners in how they manage their private property. The thought of establishing a city board to review all these housing matters is crazy. Cities can not manage what they have to manage now. Who would pay for this?

Please Do Not Pass H7981 rent control in the City of Providence!

Respectfully submitted,

Janice Hannert

