

## Dawn Huntley

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**From:** Jimena Resto <user@votervoice.net>  
**Sent:** Monday, March 31, 2025 10:54 AM  
**To:** House Municipal Government and Housing Committee  
**Subject:** OPPOSE h5954 RENT CONTROL/JUST CAUSE

Dear Committee clerk Huntley,

I own one owner occupied multi-family home in Providence. I am not a large corporation collecting rents. My home is my sanctuary where I need to feel safe and secure. My home is also a shared space with a tenant. While I go through safe measures available to me to rent to a reliable and responsible tenant, there is still the chance that they may not be. As an owner-occupied landlord, I cannot support what has been proposed under this bill.

I urge you to oppose H 5954. This bill introduces rent control, just cause evictions, and a board with no safeguards against bias or inexperience. It also adds heavy regulations and costs for housing providers and developers. While it aims to help housing affordability and tenant protection, I believe it will harm landlords, tenants, and our community. Rent control can decrease housing investment, worsen rental properties, and limit affordable housing. Just cause evictions make it hard for landlords to manage properties and address issues. These policies would add unnecessary burden and bureaucracy to our tight housing market. Studies show they don't work as intended and may even benefit higher-income individuals more. Let's support housing development and reject harmful policies like these!

Sincerely,

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