

Dawn Huntley

From: Matthew Mozak <user@votervoice.net>
Sent: Monday, March 31, 2025 10:06 AM
To: House Municipal Government and Housing Committee
Subject: OPPOSE 5954

Dear Committee clerk Huntley,

This bill includes provisions for rent control, just cause evictions, and mandated landlord-tenant relations for housing violations. While I acknowledge its aim to address housing affordability and tenant protections, I fear these measures could harm both landlords and tenants, leading to unintended consequences. Concerns about Rent Control: Rent control often leads to negative outcomes, such as decreased investment in housing, deterioration of rental properties, and reduced availability of affordable housing in the long term. By capping rental rates, landlords may lack incentives to maintain properties, impacting tenants and worsening housing quality. Issues with Just Cause Evictions: Requiring just cause evictions could hinder landlords' ability to manage properties efficiently, particularly in multifamily homes where disruptive tenants may affect others. This mandate restricts landlords' ability to address problematic tenancies, potentially increasing tensions in rental communities. Challenges of Mandated Landlord-Tenant Relations: Mandating landlord-tenant relations for housing violations could burden landlords with bureaucratic requirements and legal liabilities, discouraging property ownership and investment in rental housing. Instead of blanket measures like rent control and mandatory just cause evictions, policymakers should explore alternative approaches. Solutions such as streamlining permitting processes, offering financial incentives for affordable housing development, and enhancing tenant support services could yield better outcomes. I respectfully urge reconsideration of the bill and exploration of alternative policies that balance the interests of landlords, tenants, and the community. Let's work together to find solutions that promote a fair housing market while preserving property rights and economic vitality.

Sincerely,

Matthew Mozak
15 Nestor St
West Warwick, RI 02893
matthew.mozak@gmail.com