

**To the Honorable Chairman and Members of the Committee to  
conduct Hearings on the HB2004A**

**I am strongly opposed to any price fixing, including the discussed rent control measures. They are in conflict with the public interest, because:**

- 1) They violate the basic economic law of supply and demand, thus leading to a shortage of the available housing on the market, and to a deterioration of the existing housing accommodations;**
- 2) They violate most important economic imperative to respect the people's natural right to own property – in this case they deprive the housing owners of their right to control their own property, thus promoting a legalized theft. They are immoral;**
- 3) They involve the government and the authors of the rent control measures in the conduct of legitimate landlord's business, that involvement certainly causing taxpayers to pay the bill for it;**
- 4) They would serve a very shortsighted interest of a special interest group – tenants of rental housing, but at the cost to all other people.**

***May 4, 2017***

***John M. Malek  
Economist and Property Owner***