

From: jmmalek  
To: [SHS Exhibits](#)  
Subject: RENT CONTROL!  
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Attachments: [RENT CONTROL!.eml.msg](#)

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**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*