

From: [Patricia Manning](#)
To: [City Clerk](#)
Subject: Public Comment in support of Rent Control and Just Cause Eviction Protections
Date: Wednesday, March 15, 2023 1:35:43 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Town Council Members and Others:

I absolutely support establishing Rent Stabilization and Just Cause Eviction Protections in Larkspur. I am already struggling with rent payments and continuing to live in Larkspur. I have seen the apartments around me empty and know the high rents are part of what is causing these people to have to leave. I want to continue to live in Larkspur. It is and has been my home for a long time.

Within the rent stabilization we need a cap that is tied to inflation and not arbitrarily set to 4%. I ask the council to adopt a rental cap of 60% of CPI or 5%, whichever is lower. The 4% is an arbitrary cap and one that would still be far too high for most tenants including myself if charged year after year as my wages don't rise anything like 4% per year. The arbitrary cap would mean that I would be forced to move at some point anyway.

We need rent stabilization. The rent dispute model is not acceptable. The proposed model would put the entire burden of enforcement on tenants like myself. I would not want to be expected to appeal high rent increases imposed by the landlord. In fact, this would leave me "quaking in my boots". Rent stabilization is a proven and fair way for evaluating petitions for higher rent increases and making reasonable determinations based on the merits of each case.

I urge the City Council to adopt an ordinance that establishes strong rent stabilization and just cause eviction protections in Larkspur.

Thank you for listening and taking this action.