

# Rent Control

## 1. Standard:

Seller (Landlord) & Buyer (Tenant)

-self-responsible agents

-negotiate, voluntary,  
**win-win**

[Egoism] **ETHICS**

Government—protect rights:  
liberty, property. **POLITICS**

Laissez-faire unless rights  
violations.

Free market: supply & demand  
pricing

**ECONOMICS**

## 2. Pro Rent Control:

Tenants:  
-poorer  
-less bargaining  
power

Landlords:  
-richer  
-more bargaining  
power

Free market:  
Landlords: win  
Tenants: lose  
"Predation"

Government-  
Paternalist:  
Protect weaker  
from stronger

Rent Control:  
Tenants: win  
Landlords: lose  
("Altruism")

**POLITICS**

**ETHICS**

## 3. Con Rent Control:

Landlords' profits ↓

RC ↑

Maintenance ↓

Tenants' costs ↓

Buildings' quality ↓

Demand ↑

Landlords sell ↑

New investment ↓

Buildings wear out ↑

Neighborhood ↓

Property value ↓

Tax base ↓

Arson ↑

Supply ↓

Scarcity ↑

Summary:  
Landlords lose  
Tenants lose

"Unintended Consequence"

**ECONOMICS**

Black market ↑

3a. Economists (93%)

Politics: Incentives of politicians

-# voters who are renters ↑

-# economists ↓

Economic education in a  
democracy.