

## Roberta DiMezza

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**From:** Jennifer Edoro <jennifer\_edoro@yahoo.com>  
**Sent:** Wednesday, March 16, 2022 2:00 AM  
**To:** House Judiciary Committee  
**Subject:** Bill: 7679 / 7681 / 7682 / 7683 / 7693 / 7694

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Hello,

I wish to respond to your new bills being proposed for your landlords in the City of Providence. I'm a single mom of 3 kids who acquired my property because of a divorce and I kept it up making slow improvements as economic conditions in the city went up-and-down. I've hosted about 60 of the city's Afghan refugees. I feel that I should be heard. It seems there's a pure disregard for how hard we are all working to keep our properties updated and paid for. The restrictions that you all are promoting make me not want to own a property here. My parents were Jamaican and Haitian immigrants and they got into owning a rental property by chance back in the early eighties. I learned from my parents and kept my properties up because I've always been taught that you don't rent a place that you wouldn't live in yourself. I want autonomy over my own property. With economic volatility I had to become creative. I fixed it up myself month to month budgeting to improve it.

BILL 7681: I stay up late at night I try to read up about how to be the best landlord I can. I make use of programs such as national association of independent landlords. . They do my credit and background checks for \$60 I do on my tenants ever since one of my tenants attacked me in a simple assault when I questioned why the other tenants felt her roommate was dealing drugs out of my building. Before I do this I always ask is there anything additional you need to disclose to me at this time. If a tenant chooses to not disclose and be transparent that isn't my issue that's the tenant.

BILL 7682: It's hard to understand why you would want to cap increases on 4% . Are you going to promise us that you will not raise property taxes, our water, and sewer bills more than 4% per year?

BILL 7683: Our security deposits are the only things that allow our tenants to feel a vested interest in the physical transition of the property. With no skin in the game I am already concerned with a security deposit how my tenants treat my building let alone a payment plan. And the process it takes to get them out is taxing. I have tenants that come in stating they do not smoke and all you can smell Is smoke coming from their unit. how do I get them out and how does my insurance company cover other at risk tenants inside. What about when I had to take a month and literally wash the walls of my rental unit.. It looked like coffee running down the walls after my tenant left with her 9 cats and smoked 2 and a 1/2 packs of cigarettes per day in my non smoking apartment.

I've been in situation where I treat my tenants always like family. I raise rents accordingly and tenants approved can afford the rent based on their application. But, I need you to understand in simple terms, I go to home depot one piece of plywood 1 year ago cost me \$44. That same 1 piece of plywood now costs a \$110.

More practical solutions should be put into place with the support of the city of Providence in order to deter slumlords and people that are not keeping up with their rental properties. The rules you are putting into place don't encourage new renovations, enabling neglect, or eliminate additional comforts for a new tenant. When I was a tenant in Chicago I knew one thing, I could not go out and live in unaffordable housing. I couldn't pay rent inconsistently. I'd have to move closer to the outskirts of the city and as my income grew bigger I knew I could move closer. Please let the city of Providence thrive on pace as it trends upward, becoming a fast growing and

diverse, community in this country. Politicians here need to understand that we are not New York City and we are not Beverly Hills.

We have worked very hard to plan and create housing for residents of Providence.

Please keep in mind we have 5 universities in this city. Put the burden on them to create new housing for the students that are dispersed all over the city of Providence. There will be more inventory for regular working class people. There is a supply and demand in play and people are willing to pay, temporary contractors are rebuilding our roads and need housing, We have travel nurses because of our shortages in health care. Buildings should be certified and inspected before a tenant goes in. We have a new interest in Rhode Island like nobody's ever seen before. Please let us live.

Jennifer LeRoy

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