

Roberta DiMezza

From: Duncan Xue <user@votervoice.net>
Sent: Sunday, March 16, 2025 7:19 PM
To: House Judiciary Committee
Subject: OPPOSE H5196

Dear Committee Clerk DiMezza,

According to existing Landlord-Tenant laws, either tenant or landlord has the same and equal right to give 30 day notice to terminate a lease. The new change is biased by giving more rights to tenant without considering landlord's interest.

I am urging you to consider my experience as a housing provider and having seen the numerous ways terminations can play out in the worst case scenario. The proposed bill's extended termination notice period could create challenges for landlords and neighboring tenants. While some argue it aligns with rent increase notices, the two have very different effects. Responsible landlords rarely give unreasonable notice to good tenants, but a longer notice period increases the risk of unpaid rent, leaving only one month's security to cover multiple months of potential losses and damages. In cases where termination is necessary for the safety or well-being of other tenants, the delay could prolong disruptions and increase property damage. It's important to recognize that termination simply sets an end date—it is not an eviction. Thank you for your consideration! Please VOTE NO on H5196

Sincerely,

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