

Roberta DiMezza

From: Kendra Furman <user@votervoice.net>
Sent: Sunday, March 16, 2025 1:11 PM
To: House Judiciary Committee
Subject: OPPOSE H5196

Dear Committee Clerk DiMezza,

This is a ridiculous bill that would put people's safety at risk. I had tenant who had a boyfriend that allowed his pit bull to attack a neighbors dog who was on a leash. He made all sorts of violent threats to me and neighbors. Despite multiple calls to police, I was told I could not have him removed from the property even though he was not on the lease. This same tenant had not paid rent in 6 months while I tried to evict her for non-payment and over \$30,000 in damages to a brand new home.

This bill would give awful tenants who are a threat to owners and neighbors a license to continue destructive and threatening behaviors. This is absolutely absurd. Good tenants are rarely terminated. Why are we protecting people who are bad tenants?

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,

Kendra Furman
31 Sawdy Pond Ave
Tiverton, RI 02878
k_eirllys@yahoo.com