

Roberta DiMezza

From: Alex Denisevich <adenisevich@proton.me>
Sent: Tuesday, March 18, 2025 2:27 PM
To: House Judiciary Committee
Subject: Testimony In Support of H5503

Follow Up Flag: Follow up
Flag Status: Completed

To the House Committee on Judiciary,

I'm writing in support of House Bill 5503. This bill will provide for just cause evictions for residential landlord tenancies. This is an important step towards better housing security in Rhode Island.

I rent my apartment in downtown East Greenwich. I'm on a month-to-month lease which means my landlord can force me out on short notice or refuse to renew my lease for no reason. Because of this, I am very careful with what I tell and ask of my landlord so that I'm not retaliated against. This bill will help renters like me. Just Cause will prohibit landlords from evicting tenants in good standing, whether or not they have a current lease, including if the building is sold. Evictions will be reduced by 15% and stop countless unreported move-out notices. Just Cause will also provide a new eviction defense if the landlord raises the rent by more than 4% without a good reason, like large capitol improvements. Across the country, a \$100 increase in median rent means a 9% increase in homelessness. It will also mean landlords need a valid reason to evict, such as nonpayment, major lease violations, or illegal activity.

Just Cause Eviction Protection won't solve the housing crisis on its own, but it is a step in the right direction towards ensuring the housing quality and stability that we deserve. With this protection in place, predatory landlords will no longer be able to retaliate against tenants who unionize or discriminate against marginalized tenants by evicting them without cause.

Please support H5503 and protect Rhode Islanders like me from wrongful evictions.

Thank you.

Alex Denisevich
East Greenwich, RI 02818