

TO: The Honorable Robert E. Craven  
Chair, House Judiciary Committee

DATE: March 18th, 2025

**RE: Support for bills 5503, 5674, and 5916**

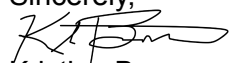
Dear Chairman Craven and Members of the Committee,

I am writing in support of common sense tenant protections proposed in bills 5503, 5674, 5916. I am a resident of Cranston and my children and I have lived in several rental properties in Rhode Island. These three bills make small but significant changes to the Landlord Tenant Act to protect Rhode Island families from housing insecurity and displacement.

HB5503 proposes necessary parameters to even the power imbalance between landlords and tenants by making it illegal for landlords to evict tenants without reason. This amendment to the Landlord Tenant Act gives Rhode Island's renter households a sense of security in knowing that their housing cannot be taken away from them arbitrarily, without reason. 37% of Rhode Island's households are renters and they make up a diverse group of constituents across the state, ranging from families with children, workers, teachers, nurses, seniors, and persons with disabilities. Just Cause not only gives tenants a greater sense of housing security, it reduces displacement and the economic burden of unpredictable moves that can cripple a household of modest means and start the spiral into homelessness.

HB5674 and HB5916 clarify common sense business practices for landlords, strengthening landlord tenant relations and increasing housing stability. HB5674 prohibits a landlord from requesting a potential tenant disclose their immigration status. Immigration status should not be used as a criterion for denying an eligible renter household access to housing. HB5916 increases the notification of termination of tenancy for tenants on a month to month lease, allowing for an extended notification period for tenants over the age of 62. Rhode Island's shortage of housing units, particularly affordable rental units, makes it extremely difficult for renters to find a new apartment on short notice. This bill provides reasonable timeframes to give renters a chance to find a new place to live and has the potential to minimize the likelihood of renter households falling into homelessness.

37% of Rhode Island's households are renters. Greater protections for Rhode Island's renter households increase housing stability and reduce homelessness across the state. I want to thank the Sponsors of these bills for their dedication to addressing the housing crisis in Rhode Island. I respectfully urge the members of the committee to support these important amendments to the Landlord Tenant Act.

Sincerely,  
  
Kristina Brown