

## Roberta DiMezza

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**From:** Anthony Thompson <user@votervoice.net>  
**Sent:** Tuesday, March 18, 2025 11:45 PM  
**To:** House Judiciary Committee  
**Subject:** SUPPORT 5677

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Committee Clerk DiMezza,

I am a housing provider and have been active in real estate in Rhode Island as a housing provider, real estate agent, and property renovator since the early 2000s. I am also a registered voter and generally align with the position of the RI Coalition of Housing Providers on housing issues.

I support House Bill 5677 because it increases flexibility for housing providers and tenants, allowing tenant applicants who might otherwise be rejected in the application process the ability to provide extra financial assurance to the housing provider and thereby get accepted instead. The ability to pay first, last, and security, may put housing providers at ease and provide an avenue for lesser qualified applicants to get a chance at housing.

It also addresses an extremely common scenario housing providers encounter, which is when a tenant does not pay their last month's rent and tells the housing provider to just use the security deposit as last month's rent. That sounds reasonable until the housing provider sees the condition of the rental unit, which may require extensive repairs - exactly what the security deposit should have been able to be used for rather than the last month's rent.

That scenario certainly does not happen every time a tenancy ends, but it is nonetheless a very frequent occurrence, and this bill would finally address this situation which occurs regularly and is financially damaging to housing providers.

Lastly, it's important to note that this bill does not /require/, but merely allows, a housing provider to collect first month's rent, last month's rent, and a security deposit, and provides an additional negotiating point to allow tenants who might have credit or income challenges to secure rental housing. This will allow tenants who might otherwise struggle to obtain housing, to successfully do so, which is good for tenants and good for the housing market as a whole.

For these reasons, I strongly support proposed bill H5677.

thank you for your consideration and your service to our State, Anthony Thompson

Sincerely,

Anthony Thompson  
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