

Roberta DiMezza

From: Christopher Bilotti <cbilotti@thebilottigroup.com>
Sent: Sunday, March 16, 2025 9:03 AM
To: House Judiciary Committee
Subject: SUPPORT 5677

Dear Committee Clerk DiMezza,

Generally, it takes two months to remove a tenant for eviction, but we are only allowed to collect one month of rent (either last or SD). The credit exposure is what drives the screening process. If we could collect two months for tenants with bad credit or prior evictions, we would be more likely to make exceptions and rent to people who are otherwise struggling to qualify.

This piece of legislation may help tenants who may otherwise be rejected in the application process due to lack of or poor rental history, credit, income, or any other combination of deciding factors. The ability to pay first, last, and security, may put landlords at ease and provide an avenue for lesser qualified applicants to get a chance at housing. Additionally, this piece of legislation may provide safeguards against tenants, using their security deposit for the last month rent, leaving nothing left for damages. In recent years, the cost of materials and labor has skyrocketed. Even security deposit which are higher than average market rents, provide little protection and coverage for the true cost of minimal damages. This legislation provides more flexibility for landlords and tenants to come to an agreement that makes sense!

Sincerely,

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