

Roberta DiMezza

From: garrett Lehan <user@votervoice.net>
Sent: Tuesday, March 18, 2025 11:45 PM
To: House Judiciary Committee
Subject: SUPPORT 5677 First, Last, Security

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Dear Committee Clerk DiMezza,

I have had tenants where we have had respectful and professional relationships throughout the tenancy leave damage amounts (non wear and tear) greater than 1 months rent. Labor and material prices have increased where in some cases it could be beneficial for both parties to have potential damages set aside.

The bill raises the security deposit limit from one to two months and allows tenants to prepay rent if they choose. This benefits both landlords and tenants. Landlords get better protection against repair costs, while tenants can show commitment and improve their rental options. The bill doesn't mandate a higher deposit—just offers more flexibility for agreements. These changes promote a fairer rental market. This proposal would incentivize landlords to take a chance on tenants that are not as qualified and may otherwise be rejected.

Sincerely,

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