

## Roberta DiMezza

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

**Follow Up Flag:** Follow up  
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Dear Committee Clerk DiMezza,

This bill helps reduce the expenses incurred when a tenant leaves. currently, tenants offer try to not pay the last months rent and tell the landlord to use the security deposit for the last months rent, leaving nothing for repairs for damage to the apartment when the tenant moves out, I personally have spent \$1000's and \$1000's in repairs to my apartments from tenants not paying their rent and using the security for last month's rent

I support H5677 as it would allow for first, last, and security. This would make accepting lesser qualified tenants easier knowing that the last month rent would not be a loss. Often times tenants apply their security deposit to the last month rent, leaving nothing for damages. This creates a huge loss for landlords which leads to higher rental prices and the likelihood that landlords will not be apt to accept tenants who are not extremely qualified. This proposal adds balance to the market and provides possible reward for both parties. It is important to note that most states allow first, last, and security, or some variation of this law. Thank you for your consideration.

Sincerely,

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