

**Roberta DiMezza**

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**From:** Karen Maw <karen@diamondstarpn.com>  
**Sent:** Saturday, March 15, 2025 11:49 AM  
**To:** House Judiciary Committee  
**Subject:** SUPPORT 5677, First, Last, Security

Dear Committee Clerk DiMezza,

I am asking for this to be approved because so many tenants use the security deposit to pay for their last month's rent and then there is nothing to cover the damage to the unit.

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,

Karen Maw  
615 Jefferson Blvd  
Warwick, RI 02886  
karen@diamondstarpn.com