

Roberta DiMezza

From: Kellie Marcil <user@votervoice.net>
Sent: Saturday, March 15, 2025 8:44 AM
To: House Judiciary Committee
Subject: SUPPORT 5677, First, Last, Security

Dear Committee Clerk DiMezza,

I strongly support requiring first and last month's rent along with a security deposit if I so choose to do so. It protects both tenants and housing providers, ensuring a fair and stable rental experience.

For tenants, this practice secures their place in a well-maintained home while fostering a sense of responsibility for the property. For housing providers, it offers essential financial protection against damages, unpaid rent, and unexpected costs that could arise during or after a lease. Without these safeguards, landlords bear the full risk of non-payment or property damage, which can lead to higher costs and stricter screening criteria, ultimately making it harder for responsible renters to secure housing.

Requiring first, last, and a security deposit creates a balanced system that promotes accountability, encourages responsible tenancy, and ensures rental properties remain in good condition for future residents.

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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