

**Roberta DiMezza**

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**From:** PAUL LAVALLEE <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,

Often a bad tenant will stop paying prior to eviction and if there are damages we lose both rent and repair costs. I have properties in Mass where we collect first, last and security and less of this occurs.

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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