

## **Roberta DiMezza**

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**From:** Scott Bonelli <scott@bigheadstudio.com>  
**Sent:** Sunday, March 16, 2025 9:02 AM  
**To:** House Judiciary Committee  
**Subject:** SUPPORT 5677

Dear Committee Clerk DiMezza,

We need your support; this piece of legislation is helpful to both landlord and tenant alike. I am sure you have received plenty of messages regarding the details here so I won't go over them again, suffice to say that landlords need help , without this help many of us are choosing to either not rent our units or to sell them to larger landlord groups, groups who are more willing and able to evict a troublesome tenant rather than work with them. Either way the available rental stock becomes scarce. This legislation is a step in the right direction, and I hope it receives your full support.

This piece of legislation may help tenants who may otherwise be rejected in the application process due to lack of or poor rental history, credit, income, or any other combination of deciding factors. The ability to pay first, last, and security, may put landlords at ease and provide an avenue for lesser qualified applicants to get a chance at housing. Additionally, this piece of legislation may provide safeguards against tenants, using their security deposit for the last month rent, leaving nothing left for damages. In recent years, the cost of materials and labor has skyrocketed. Even security deposit which are higher than average market rents, provide little protection and coverage for the true cost of minimal damages. This legislation provides more flexibility for landlords and tenants to come to an agreement that makes sense!

Sincerely,

Scott Bonelli  
97 Bracken St  
Cranston, RI 02920  
scott@bigheadstudio.com