

**Roberta DiMezza**

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**From:** William Fooks <user@votervoice.net>  
**Sent:** Saturday, March 15, 2025 4:08 PM  
**To:** House Judiciary Committee  
**Subject:** SUPPORT 5677 First, Last, Security

Dear Committee Clerk DiMezza,

May I suggest that we can collect 1 Month rent plus 2 months security deposit. This way if given proper notice we can return one month as most tenants use their security deposit as the last months rent, This will allow us to defend ourselves against abuse by tenants, and also allow the landlord to evict for non-payment. Just a thought.

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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