

Roberta DiMezza

From: Christopher Smith <user@votervoice.net>
Sent: Monday, March 17, 2025 8:40 AM
To: House Judiciary Committee
Subject: OPPOSE 5916 extension to rental terminations

Dear Committee Clerk DiMezza,

Why is the state trying to determine our rental contracts with our tenants with this legislation? My current tenants have been here for 3 years on a month-to-month rental agreement. This is more than fair. If at any point the living Arrangement doesn't work for either one of us they are free to leave. I don't need the state intervening in private contractor between myself and my tenants.

The proposed bill's extended termination notice period may have unintended negative consequences for landlords and neighboring tenants. While tenant advocates argue this aligns with rent increase notices, the two serve different purposes. Landlords rarely issue unreasonable notices to good tenants, but a longer notice period increases the risk of tenants withholding rent, leaving landlords with only one month's security to cover multiple months of lost rent and potential damages. Additionally, when a termination is necessary for the safety or well-being of other tenants, this extended process could lead to prolonged disruptions and increased property damage. It is important to remember that termination is simply an end date, not an eviction.

I urge you to VOTE NO on H5916
Thank you for your consideration.

Sincerely,

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