

## Roberta DiMezza

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**From:** James Hlavacek <user@votervoice.net>  
**Sent:** Tuesday, March 18, 2025 11:42 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE 5916 extension to rental terminations

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Committee Clerk DiMezza,

This bill would cause undue hardship if the time came to separate ways with a tenant. With this long of a notice, tenants would utilize the time given to not pay rent. This causes a financial hardship as I still have to pay my mortgage, pay my insurance, pay my property taxes, and make continuous repairs to maintain my property.

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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