



**RHODE ISLAND COALITION
OF HOUSING PROVIDERS**

www.ricohp.org

March 16, 2025

To Honorable Representative Robert E. Craven, Sr.
Chair, House Judiciary Committee
Rhode Island State House
Providence, RI 02903
VIA Email: HouseJudiciary@rilegislature.gov

RE: Letter in OPPOSITION to House Bill No. 5916

Dear Members of the House Judiciary Committee,

On behalf of the Rhode Island Coalition of Housing Providers (RICOHP), we are writing to express our opposition to the proposed amendments to Rhode Island General Law § 34-18-37, as outlined in H5916. The changes, which would increase the required notice period for termination of a month-to-month tenancy from 30 days to 60 days—and 120 days for tenants over the age of 62—would impose unnecessary burdens on housing providers and create unintended negative consequences for the rental market.

Extending the notice period to 60 days for all tenants and 120 days for tenants over 62 significantly limits landlords' flexibility in managing their properties. Property owners often need to adjust rental agreements based on personal financial circumstances, property maintenance needs, or tenant behavior issues. Requiring landlords to wait two to four months before regaining possession of their units restricts their ability to make timely decisions about their properties.

Proponents of this legislation might argue that the purpose is to bring the termination timeline in line with the timeline for notice of rental increase. The analogy between the two ideas is misleading as the two notices serve different purposes. A termination is simply a notice of intent to end a rental agreement, not an action of eviction. Furthermore, statistics show that only 1 in 5 evictions are for reasons other than non-payment, and an even lesser amount of those evictions have resulted from terminations.

In reality, lengthening the timeline for terminations subjects a landlord to potential for further financial damage, physical damages, or lengthening the time other tenants may be subjected to behavior of an unruly tenant. Many times the landlord risks not collecting rent during the termination time period as there are few options for timely legal recourse and only one month of security to cover for any unpaid rent and damages. Even the simplest of repairs have proven to be financially devastating due to the rapid inflation experienced since the pandemic and subsequent labor and supply shortage.

Furthermore, Rhode Island's rental housing market already faces challenges in terms of availability and affordability. Adding additional regulations that make it harder for property owners to manage their units may lead some landlords to leave the market altogether, further reducing the supply of available rental housing. In a time when increasing rental housing supply should be a priority, legislation that discourages investment and participation in the rental market is counterproductive.

The existing 30-day notice requirement has long been the standard and provides an appropriate balance between tenant stability and landlord flexibility. Doubling this period, and in some cases quadrupling it, is an unnecessary and excessive burden that will create more difficulties for landlords while offering little meaningful benefit to tenants. We support better communication and the ability for landlords and tenants to negotiate agreements as necessary.

For these reasons, we strongly oppose H5916 and urge you to reconsider these changes to § 34-18-37. We appreciate your attention to this issue and welcome the opportunity to further discuss how to create fair and balanced housing policies that work for both tenants and housing providers.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized, cursive 'S' followed by a diagonal stroke.

Rhode Island Coalition of Housing Providers