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From: bounce@bounce.votervoice.net on behalf of Patrick Straus <user@votervoice.net>
Sent: Monday, March 16, 2026 10:32 PM
To: House Judiciary Committee
Subject: H7130 - OPPOSE

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Dear Committee Clerk DiMezza,

I 100% oppose because that security deposit bailed me out as a landlord when the tenants who were dealing drugs in my apartment couldn't get out fast enough so that security helped me cover the mortgage so the rest of the families in this building wouldn't be penalized. Security deposits give a landlord safety, motivation, and accountability to the tenants themselves to save, work hard, and be disciplined with their money. I live on a very tight budget myself.

I object to House Bill 7130, which mandates that tenants can pay security deposit increases in twelve monthly installments.

This legislation imposes an unnecessary administrative burden on housing providers because rent increases are often relatively minimal, so the requirement to track fractional payments over a year is excessive.

Moreover, the proposed Bill leaves landlords with less than a full month's security deposit for the majority of the year, so if a tenant vacates within the year, the landlord will be left with less than a full security deposit to cover potential damages.

I believe that landlords and tenants should retain the flexibility to negotiate security deposit payment arrangements without state intervention.

Therefore, I urge you to recognize the overreach of this legislation and vote against its advancement.

Sincerely,

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