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**RHODE ISLAND COALITION  
OF HOUSING PROVIDERS**

[www.ricohp.org](http://www.ricohp.org)

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March 16, 2026

To Honorable Representative Carol McEntee  
Chair, House Judiciary Committee  
Rhode Island State House  
Providence, RI 02903

VIA Email: [HouseJudiciary@rilegislature.gov](mailto:HouseJudiciary@rilegislature.gov)

RE: Letter in OPPOSITION to House Bill No. 7130

Dear Members of the House Judiciary Committee,

On behalf of the Rhode Island Coalition of Housing Providers, we urge you to oppose H7130, which would allow tenants to pay an increased security deposit associated with a rent increase in twelve monthly installments. While the intention of the bill may be to ease financial strain on tenants, it would create significant challenges for landlords, making it more difficult to properly manage rental properties and ensure financial stability.

Security deposits serve as an essential safeguard for landlords, helping to cover unpaid rent, damages, and other liabilities. By allowing tenants to spread these payments out over a year, landlords may be left unprotected for an extended period. If a tenant defaults on rent or causes property damage before completing the full deposit payment, the landlord would not have adequate funds available to cover the costs, leading to potential financial losses.

This bill also creates administrative challenges for landlords who rely on timely and full security deposits to manage risks. Keeping track of partial security deposit payments over the course of a year adds unnecessary complexity, increasing the likelihood of disputes or confusion over whether payments have been made in full.

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For these reasons, we respectfully ask you to oppose H7130. A stable rental housing market depends on policies that fairly balance tenant protections with landlords' ability to maintain their properties and cover financial risks. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Shannon Elizabeth Weinstein', written in a cursive style.

Shannon Elizabeth Weinstein

On Behalf of The Rhode Island Coalition of Housing Providers