

## Anabella Mayorga

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**From:** bounce@bounce.votervoice.net on behalf of Sandra Negron  
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Dear Committee Clerk DiMezza,

I strongly oppose House Bill 7130, which would require landlords to allow tenants to spread increases in their security deposits over a 12-month period. This mandate unfairly shifts financial risk and administrative responsibility onto landlords, even for minor rent increases, and creates unnecessary tracking burdens. Security deposits exist to protect landlords against potential damages and unpaid rent, and spreading out increases undermines that protection while offering little real benefit to tenants. Landlords should have the ability to negotiate payment arrangements directly with tenants rather than being forced by law into a one-size-fits-all approach.

I am opposed to House Bill 7130 which automatically allows tenants to pay an increase in their security deposit over a period of 12 months.

Typically rent increases are done in very small amounts, such as \$25 or \$50. Spreading such a small amount into 1/12 increments and then having to track such small progress payments over a year would be an undue burden on housing providers.

Further, if the tenant moves out in six months the landlord would never have received the full security deposit equal to one month's rent, leaving them less than one month's rent to pay for any damages, which is not fair to landlords.

Landlords and tenants should be free to negotiate payment arrangements for increased security deposits without it being mandated by statute.

Thank you for your consideration.

Sincerely,

Sandra Negron  
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