

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Alexia Cosme <user@votervoice.net>
Sent: Wednesday, March 18, 2026 10:01 AM
To: House Judiciary Committee
Subject: OPPOSE H7765 extension to rental terminations

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

I am writing to express my strong opposition to H7765 / S2579, which would extend the termination notice period to 60 days, and up to 120 days in certain cases.

I want to share a real experience from one of my properties in Woonsocket that reflects the very real consequences of extending termination timelines.

I had a tenant who stopped paying rent for several months. During that time, I still had to cover all expenses associated with the property, including the mortgage, taxes, utilities, and maintenance. As the months went on, the situation worsened. By the time the tenant finally vacated the unit, it had been significantly damaged and required substantial repairs.

The security deposit did not come close to covering the unpaid rent or the cost of restoring the unit. What should have been a manageable situation quickly turned into a major financial loss.

Under the proposed legislation, situations like this would be prolonged even further. Extending the termination notice period increases the likelihood that a tenant who is already not paying will continue not to pay for an additional two to four months. During that time, the landlord has little to no financial protection, and the risk of property damage increases significantly.

This is not just about financial loss. Extended timelines also impact other tenants in the building. In situations where a tenancy needs to be terminated to protect the safety, cleanliness, or overall living environment of neighboring residents, adding months to the process can negatively affect those tenants who are doing the right thing.

It is important to note that a termination notice is not an eviction. It is simply a notice to end a tenancy. Most housing providers do not issue these notices lightly, and certainly not to good tenants.

This bill assumes bad intent on the part of landlords, but in reality, it creates an environment where responsible housing providers are placed at greater risk, while also impacting the quality of housing for tenants overall.

I urge you to consider the real-world impact of extending termination timelines and to oppose H7765 / S2579.

I oppose House Bill 7765. 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 this bill.

Thank you for your consideration.

Sincerely,

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