

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Thomas DePetrillo
<dmddepetrillo@angellstreetdental425.com>
Sent: Tuesday, March 17, 2026 7:30 AM
To: House Judiciary Committee
Subject: OPPOSE H7765

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Dear Committee Clerk DiMezza,

There are landlords who take advantage of tenants, but there are more decent landlords who will be hurt by this law, as well as most of the proposals to be decided on

I am urging you to consider my experience as a housing provider and having seen the numerous ways terminations can play out in the worst case scenario.

The proposed bill's extended termination notice period could create challenges for landlords and neighboring tenants.

While some argue it aligns with rent increase notices, the two have very different effects.

Responsible landlords rarely give unreasonable notice to good tenants, but a longer notice period increases the risk of unpaid rent, leaving only one month's security to cover multiple months of potential losses and damages.

In cases where termination is necessary for the safety or well-being of other tenants, the delay could prolong disruptions and increase property damage.

It's important to recognize that termination simply sets an end date—it is not an eviction.

Thank you for your consideration! Please VOTE NO on this bill.

Sincerely,

Thomas DePetrillo
33 Branch Ln
North Scituate, RI 02857
dmddepetrillo@angellstreetdental425.com