

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Derek Benjamin <user@votervoice.net>
Sent: Wednesday, March 18, 2026 10:03 AM
To: House Judiciary Committee
Subject: OPPOSE H 7766 Unlimited Sealing of Evictions

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

I want to invest in RI but I fear the state won't support new investors moving forward. Please hear our concerns. Thank you.

I am writing in Opposition to H7766 for the following reasons:

1. Oppose the Elimination of the Five-Year Waiting Period - The waiting period ensures sealing is reserved for older, resolved cases, not recent or ongoing eviction issues. Removing it could allow tenants to immediately hide eviction records, limiting a landlord's ability to make informed leasing decisions.
2. Oppose Lifting the Limit on Sealing Requests - Eliminating the cap could lead to repeated or strategic filings by individuals with chronic eviction histories. This creates unnecessary strain on the courts and opens the door for abuse of the sealing process.
3. Protect Transparency and Accountability - Eviction records are vital tools for housing providers to assess applicant history and risk. Weakening access to this information undermines due diligence and can compromise housing quality and safety.
4. Second Chances Shouldn't Come at the Cost of Public Record Integrity - I support fair opportunities for tenants, but sealing should be thoughtful and not automatic. A balanced approach must protect both tenants seeking stability and landlords trying to maintain secure, well-managed properties.
5. Pursue Balanced Reform - Lawmakers should consider targeted reforms that support rehabilitation while preserving transparency.

This bill, as written, goes too far and risks unintended harm to Rhode Island's housing market.

Sincerely,

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