

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Rob Grace <rgrace@rihousebuyer.com>
Sent: Tuesday, May 19, 2026 6:25 AM
To: House Judiciary Committee
Subject: SUPPORT H7199 WITH AMENDMENTS

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Dear Committee Clerk DiMezza,

I want to start by recognizing and appreciating the intent behind H7199. Supporting survivors of domestic violence is something I care deeply about, and I fully support efforts that provide safety and stability to those in need. However, I must respectfully oppose this bill in its current form as it does not provide for protections of contract law, landlord-tenant law, and due process for all parties. Other states have implemented similar laws differently in order to address these concerns.

As a housing provider, I'm concerned about the unintended consequences this bill could create. It allows lease agreements to be invalidated based on unverified claims, without requiring objective evidence or due process, and shifts responsibility and even penalties to the property owner. That's a serious issue - contracts are the backbone of the landlord-tenant relationship, and undermining them sets a troubling precedent.

I'm also worried about real-world scenarios the bill doesn't account for. The requirement of a landlord to change locks to an apartment at the request of a tenant without a court order, police report, or any judicial oversight, could subject me as a property owner to liability for performing and illegal eviction. This could occur in cases where the offender also resides in the unit. This would be more reasonable if the victim was the only party on the lease or if all parties to the lease were in agreement.

There are also concerns with the unilateral cancellation of the contract for one party and the expectation to refund a security deposit and prepaid rent in the even the property is still occupied by other parties. Most leases are joint and several, meaning the lease starts and ends in its entirety, and rental payments and security deposits are made collectively.

I urge the committee to consider amendments that introduce clear evidentiary standards and procedural safeguards. We can and should protect survivors, but we must do so in a way that also protects due process and legal clarity for everyone involved. It would be helpful to refocus the goal of this bill to provide judicial oversight and discretion to relief for victims as well as ensuring victims are connected to appropriate resources.

Thank you for your time and consideration.

Sincerely,

Rob Grace
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