

Jill Cataldi

From: Wilfredo Hernandez, REALTOR® <whrealestateri@gmail.com>
Sent: Tuesday, June 29, 2021 11:26 AM
To: House Judiciary Committee
Subject: AGAINTS HOUSE H6464

To whom it may concern,

I myself have been a small landlord for over ten years in the state of Rhode Island. Early on as a landlord I had to deal with some pretty bad tenants and the reason behind that was my own negligence to check the state records prior to renting to them. On a few occasions my units were left trashed and destroyed by some bad tenants where I had to completely remodel said units and the ONE month damage deposit was never enough to cover the needed repairs. **NO TENANT IS EVER EVICTED OVER A GOOD DEED!** The only thing I foresee this bill doing is hiding very important facts about bad tenants, and creating more headaches for landlords specially the smaller ones like myself. This bill will add to cases like this in a way that most of the mom and pops type housing providers/landlords will be left in the hole time after time. I'm pretty unsure as to why this is even on your desk today with so many more important issues going around our state as we speak. As a landlord we deserve to know up front who we are going to be dealing with as a tenant, and this bill will be very harmful to us all.

Thank you

