



**RHODE ISLAND COALITION  
OF HOUSING PROVIDERS**

[www.ricohp.org](http://www.ricohp.org)

To The Honorable Representative Stephen Casey  
Chair, House Municipal Government and Housing Committee  
Rhode Island State House  
Providence, RI 02903

VIA Email: [HouseMunicipalGovernmentandHousing@rilegislature.gov](mailto:HouseMunicipalGovernmentandHousing@rilegislature.gov)

**RE: Letter in OPPOSITION to House Bill No. 5267**

Dear Members of the House Municipal Government and Housing Committee,

We are writing to you on behalf of the Rhode Island Coalition of Housing Providers ("the coalition") in strong opposition to House Bill 5267 which would require that a City or Town to send tenants notices of housing violations *before* a landlord has had an opportunity to abate any such alleged violations. While we recognize the importance of ensuring safe and habitable housing for tenants, we believe that this bill would undermine the principles of fairness and due process for landlords, create the possibility of unnecessary friction between landlord and tenant and could lead to unintended consequences for both property owners and tenants.

Mandating cities to notify tenants of housing violations before landlords have had a chance to remedy the situation effectively bypasses the established legal framework for addressing housing code violations and unfairly burdens landlords with additional procedural hurdles. This approach fails to recognize landlords' rights to be notified of alleged violations and provided with a reasonable opportunity to rectify any

issues before facing potential legal repercussions.

Furthermore, requiring cities to notify tenants directly of housing violations could lead to misunderstandings, conflicts, and unnecessary strain on landlord-tenant relationships. Tenants may perceive such notices as evidence of negligence or disregard on the part of landlords, **even if the violations are promptly addressed and resolved**. This could result in heightened tensions and adversarial dynamics within rental communities, ultimately detracting from efforts to foster positive landlord-tenant relationships and promote housing stability.

Moreover, this bill could impose undue administrative burdens and financial costs on cities tasked with issuing notices to tenants for housing violations. Allocating resources and personnel to fulfill this requirement could strain municipal budgets and divert attention away from other pressing priorities, such as affordable housing initiatives and community development efforts.

Instead of implementing policies that undermine landlords' rights and exacerbate tensions between landlords and tenants, we urge you to consider alternative approaches that uphold due process, promote constructive landlord-tenant communication, and address housing code violations in a fair and equitable manner. Collaborative efforts between cities, landlords, and tenants to improve housing conditions, streamline code enforcement procedures, and provide resources for compliance assistance could offer more effective and sustainable solutions to enhance housing quality and tenant protections.

We respectfully urge you to reconsider the proposed bill and explore alternative measures that balance the interests of landlords, tenants, and municipalities. Let us work together to develop policies that foster cooperation, accountability, and mutual respect within our communities while safeguarding the rights and responsibilities of all stakeholders involved.

Thank you for the opportunity to comment on this important legislation.

Shannon Elizabeth Weinstein

On Behalf of The Rhode Island Coalition of Housing Providers

