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From: Catherine Cellini <catherinecellini9@gmail.com>
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To: House Judiciary Committee
Subject: OPPOSED: 5108, 5109, 5048, 5225

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Dear Legislators,

I am a small landlord/property manager in Rhode Island. I oppose the proposed laws for the following reasons.

Bill 5108: Raising the amount a tenant can deduct from their rent for "repairs" will open a can of worms. What is to stop a tenant from making what they consider "necessary repairs" to your units and deducting it from their rent without your approval? A good landlord will make repairs as needed and giving tenants the ability to arbitrarily "make repairs" will only cause tension and issues.

Bill 5109: There is no good reason to allow family or friends of a deceased tenant to continue a lease in an apartment. This opens up for squatting and those family members banking on a free living situation that will take the landlord months to sort out an eviction of people they didnt agree to house.

Bill 5225: A registry of property owners will be a danger to them and their families. In our leases tenants have our contact information and do not need to know where our home address is.

Bill 5048: Rent increase limits will cause every property owner who normally keeps steady rents to be forced to increase every year to avoid being hurt by unforeseen rising costs. (i.e. taxes, oil and gas doubling, electric doubling) Also if a landlord wants to renovate and improve a property they will not be able to recoup the costs and will let units deteriorate that way they can keep making the mortgage and property costs.

Some bills are created with good intent, but most things can be fixed with incentivising good landlords to continue to do good. NOT making everything expensive and putting so many requirements on us that it makes it more of a risk than benefit to owning housing and giving people a home.

Laws like these will only make it easier for larger companies to buy out the small landlords. THEY are the ones who only care about doing the bare minimum and always making a higher profit.

Thank you

Catherine Cellini