

Roberta DiMezza

From: Chris Smith <smitty@yahoo.com>
Sent: Thursday, February 16, 2023 12:52 PM
To: House Judiciary Committee
Subject: RE: Recent proposed Bills regarding Landlords & Tenants

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Hi Roberta,

I'm opposed to the following bills
H5108, 5109, 5048, 5225, 5362, 5376, & S0135.

I'm not sure who I can speak to to get a point across, my Rep. is Henries and she either directly supports or co-sponsors much of these.

There are some landlords that need to be held accountable. What I don't understand why legislation has to be so broad and go after those of us who actually take care of our property(ies)?

The group that is helping to sponsor this legislation is known as the Providence organization of workers (POWR). They can be found through a simple Google search. They hold the belief that no one should own rental property. All landlords are evil fat cats out to exploit their tenants. They believe landlordism should be illegal and all property should all be held through some kind of tenant Communal Trust.

One of the bills wants to prohibit a landlord from seeing anyone's criminal background. H5376

What if the applicant has been convicted of attempted murder or a sex crime... is a pedophile for example and has now been released?

What if one of my other tenants in the same multi-family is a single female and/or has young children?

I'm not saying if someone has paid their debt to society they shouldn't have somewhere to live, but maybe the onus is on the state to create more housing rather than forcing a bunch of unfair rules onto landlords.

Any bills limiting the viewing of credit history or previous evictions should be dismissed. I've been a landlord for almost 20 years, most of us want good, non destructive tenants. There are people out there that will destroy property and know there is little to no recourse for a landlord to get the money from them to make repairs for the damage they've caused. The security deposit of one month's rent doesn't ever come close to covering the amount of damage that can be done by an unruly tenant.

What might make more sense is to go after the "slumlords" I'm sure the legislative body could come up with a set of rules to go after repeat offenders and out of state landlords that simply do not take care of their property. Fines up and including maybe even forfeiture of the property would be okay with me.

hoping this falls in good ears

Regards,
Christopher L. Smith