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From: Christy Lobao <christylobao@gmail.com>
Sent: Thursday, February 2, 2023 11:39 AM
To: House Judiciary Committee
Subject: I oppose House bills 5048, 5108, 5225 and 5109

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Dear members of the RI House,

I am writing to tell you that I am opposed to the following bills: 5108, 5109, 5048, 5225. You've tried to pass these types of bills in years past, and yet they keep coming back. Please vote against these bills.

House Bill No. 5048

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT (Limits residential rent increases to ten percent (10%) plus the increase in the Consumer Price Index (CPI) annually.)

This bill will have negative effects. Firstly, this means that rents WILL rise by at least 10% yearly plus the CPI. Landlords will be forced to do this because you'd limit their options when tenants flip over. Secondly it's well known that rental caps simply do not work to reduce the cost of rental. It limits the number of available rental units (landlords will sell their units as condos) and while it may benefit current renters, it limits mobility for the current renters and also limits the ability of new renters to find places to live. It's a horrible idea for both landlords and tenants.

House Bill No. 5225

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT (Requires all property owners of rental property to file with the secretary of state notice of their name, address, telephone number, email address and other information.)

This bill creates a safety hazard for landlords. I don't know why you'd want this information to be public. My tenants know where to find me and how to reach me. I don't want members of the public to know this information.

House Bill No. 5109

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT (Permits those other residents of a residential dwelling unit to extend the term of the rental agreement for a period not to exceed three (3) months after the death of the lessee.)

I require all adults living in a property to be on the lease and have backgroundchecks. Also how will the landlord be paid if they are not on the lease? I don't think this bill is appropriate. If someone is in the unit and I don't know about it, I don't think it's fair that I need to accept them as a tenant.

House Bill No. 5108

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT (Increases the amount of costs for repairs that a tenant may deduct from his or her rent from one hundred twenty-five dollars (\$125) to five hundred dollars (\$500).)

In what case would this ever happen? I don't let tenants perform repairs. If they do a repair and don't tell me until after they've done it, why should I be forced to pay for it? This is an opportunity for tenants to avoid rent by self-performing "repairs" that aren't needed and aren't done properly. Please vote against this bill.

Thank you
Christy Lobao