

## Chris O'Brien

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**From:** Dan Gerade <danielrgerade@gmail.com>  
**Sent:** Wednesday, May 22, 2024 5:49 PM  
**To:** House Finance Committee  
**Subject:** OPPOSE BILL H-8183

Dan Gerade

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To whom it may concern,

I am writing to express my strong opposition to Bill H8183. As a landlord and property owner in Rhode Island, I am deeply concerned about the potential negative impacts this bill could have on both property owners and tenants.

Bill H8183 introduces several measures that I believe will exacerbate existing challenges in the rental housing market. Specifically:

1. **Non-Judicial Prosecutorial Body:** The provision for a non-judicial prosecutorial body is particularly alarming. It undermines the principles of due process and fair legal oversight by allowing decisions to be made outside of the judicial system. This could lead to inconsistent and biased outcomes that do not adhere to established legal standards.
2. **Representation by Non-Tenants:** Allowing non-tenants to act as representatives in tenant-landlord disputes could result in confusion and misrepresentation. Individuals who are not directly involved in the tenancy may not fully understand the intricacies of the landlord-tenant relationship, leading to improper advocacy and potential misuse of the system.
3. **Restriction on Tenant Screening:** The restriction on landlords' ability to screen potential tenants compromises the safety and security of both property owners and existing tenants. Background checks are a critical tool for ensuring that tenants do not pose a threat to the community and that they have a reliable history of fulfilling their rental obligations.
4. **Pest Remediation Responsibility:** Holding landlords accountable for pest infestations caused by tenant actions is unfair and financially burdensome. This provision fails to consider the tenant's responsibility in maintaining a clean and pest-free living environment.
5. **Economic Impact:** The cumulative effect of these measures is likely to discourage investment in rental properties, reduce the availability of quality housing, and drive up costs for all parties involved.

This is particularly concerning in a state like Rhode Island, where the rental market is already facing significant pressures.

I strongly urge you to reconsider the provisions of Bill H8183 and to seek alternative solutions that protect the rights of both landlords and tenants without imposing undue burdens on either party. Ensuring a balanced and fair approach will foster a healthier and more sustainable rental housing market in Rhode Island.

Thank you for your attention to this important matter. I look forward to your response and to the opportunity to discuss this issue further.

Sincerely,

Dan Gerade