



**Champion Advocacy  
Associates**

March 27, 2024

The Honorable Robert Craven, Sr.  
Chair, House Committee on the Judiciary  
State House  
Providence, RI 02903

Re: H.7049, An Act Relating to Property – Residential Landlord and Tenant Act

Dear Chairman Craven and Committee Members:

I am writing on behalf of the Rhode Island Mortgage Bankers Association (“RIMBA”) to oppose the foregoing bill.

It is well-known that there is an acute shortage of housing in Rhode Island. Adopting a bill, however well meaning, that introduces new restrictions on the rights of property owners, creates a new cause of action against landlords, and exposes landlords to civil penalties and actions by newly aggrieved individuals, is not an effective way to increase investment in housing in Rhode Island. Quite the opposite: the proposed bill incentivizes not building new residential housing, as it makes landlords subject to new limits on rental amounts with substantial penalties for non-compliance without any consideration of the market forces that landlords are subject to.

Shifting the burden of real estate market increases to landlords while limiting their ability to recover market rent will not alleviate our housing shortage. Just as likely, it will cause potential residential units off the rental market, exacerbating the already-tight housing market.

For the foregoing reasons, RIMBA opposes the adoption of H.7049.

Sincerely,

  
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