

## Roberta DiMezza

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**From:** ALLEN DENNISON, MD <user@votervoice.net>  
**Sent:** Tuesday, March 18, 2025 11:44 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H5103 MAKING CRIMINALS PROTECTED CLASS

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Committee Clerk DiMezza,

My wife and I are primary care physicians who own 428 Hope St, Providence with six one bedroom units. We have treated patients during and after incarceration and are aware of the risks of recidivism, unpredictable violence and psychotic behavior. It is our obligation to perform due diligence to protect our current tenants who depend on us to do this.

Rhode Island House Bill 5103, which prevents landlords from considering an applicant's incarceration history, poses significant risks for both property owners and tenants. By restricting landlords' ability to screen applicants, the bill increases financial and safety concerns. Without knowing a tenant's criminal background, landlords may unknowingly rent to individuals with a history of violent offenses, property damage, or financial fraud, putting other tenants at risk and leading to higher eviction rates. Additionally, landlords could face increased insurance premiums or even liability issues if a tenant with a history of violence harms someone on the property. Landlords could end up placing sex offenders or violent criminals in homes with young families.

For tenants, this bill could create unintended safety concerns and housing instability. If landlords are unable to screen for serious past offenses, rental communities may see higher crime rates or an increase in disruptive tenants, leading long-term renters to move out. As responsible tenants seek safer housing options, landlords may respond by converting units to condominiums or short-term rentals, reducing the supply of affordable housing and ultimately driving up rental prices.

While the bill aims to protect individuals with past incarceration from discrimination, it undermines landlords' ability to maintain safe, stable, and financially viable rental properties. A more balanced approach would ensure fair access to housing while still allowing landlords to make informed decisions that protect tenants and the broader community.

Sincerely,

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