

Roberta DiMezza

From: Duncan Xue <user@votervoice.net>
Sent: Sunday, March 16, 2025 7:20 PM
To: House Judiciary Committee
Subject: OPPOSE H5127

Dear Committee Clerk DiMezza,

H5517 does not make sense because some lease term is shorter than 12 month. In addition it is really a micro control.

I am opposed to House Bill 5127 which automatically allows tenants to pay an increase in their security deposit over a period of 12 months.

Typically rent increases are done in very small amounts, such as \$25 or \$50. Spreading such a small amount into 1/12 increments and then having to track such small progress payments over a year would be an undue burden on housing providers.

Further, if the tenant moves out in six months the landlord would never have received the full security deposit equal to one month's rent, leaving them less than one month's rent to pay for any damages, which is not fair to landlords.

Landlords and tenants should be free to negotiate payment arrangements for increased security deposits without it being mandated by statute.

Thank you for your consideration.

Sincerely,

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