

**Roberta DiMezza**

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**From:** Sarah Stelluto <user@votervoice.net>  
**Sent:** Tuesday, March 18, 2025 11:44 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H5127

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Dear Committee Clerk DiMezza,

This is totally one sided. If someone leaves the security could barely cover any costs to remediate repairs. Let's work together instead of pitting each other against us. As a property owner we should be able to protect our INVESTMENT.

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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