



**RHODE ISLAND COALITION
OF HOUSING PROVIDERS**

www.ricohp.org

March 16, 2025

To Honorable Representative Robert E. Craven, Sr.
Chair, House Judiciary Committee
Rhode Island State House
Providence, RI 02903

VIA Email: HouseJudiciary@rilegislature.gov

RE: Letter in OPPOSITION to House Bill No. 5127

Dear Members of the House Judiciary Committee,

On behalf of the Rhode Island Coalition of Housing Providers, we urge you to oppose H5127, which would allow tenants to pay an increased security deposit associated with a rent increase in twelve monthly installments. While the intention of the bill may be to ease financial strain on tenants, it would create significant challenges for landlords, making it more difficult to properly manage rental properties and ensure financial stability.

Security deposits serve as an essential safeguard for landlords, helping to cover unpaid rent, damages, and other liabilities. By allowing tenants to spread these payments out over a year, landlords may be left unprotected for an extended period. If a tenant defaults on rent or causes property damage before completing the full deposit payment, the landlord would not have adequate funds available to cover the costs, leading to potential financial losses.

This bill also creates administrative challenges for landlords who rely on timely and full security deposits to manage risks. Keeping track of partial security deposit payments over the course of a year adds unnecessary complexity, increasing the likelihood of disputes or confusion over whether payments have been made in full.

For these reasons, we respectfully ask you to oppose H5127. A stable rental housing market depends on policies that fairly balance tenant protections with landlords' ability to maintain their properties and cover financial risks. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'SEW', with a long, thin diagonal stroke extending upwards and to the right.

Shannon Elizabeth Weinstein

On Behalf of The Rhode Island Coalition of Housing Providers