

Testimony in support of H5264: Residential landlord and Tenant Act

Dr. Hans Scholl, 71 Fales Avenue, Barrington, RI 02806

Date of Hearing: March 18, 2025

To Chair Craven and the honorable Members of the House Judiciary Committee:

I support H5264 because it stabilizes rents and protects tenants from excessive rent increases, above 4%. The bill not only protects tenants, because it contains a number of reasonable exceptions that allow a landlord to recover costs in case of jumps in insurance cost, or after significant health and safety related home improvements.

Please bring the bill to a vote in 2025. This is a difficult year for many tenants because of rising costs of living due to cuts in federal funding and aid, layoffs in federal agencies and the resulting general weakening of our economy. The bill would give renters some relief because they can worry less about losing their home because of unpredictable, high rent increases.

Thank you very much for considering my input, and thank you to Representative Potter for introducing this important bill.



Dr. Hans Scholl

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