

Ariana Costa

From: Susan Kelley <skelley1236@gmail.com>
Sent: Tuesday, March 18, 2025 10:36 AM
To: House Judiciary Committee
Subject: In support of H5264 Residential Landlord and Tenant Act

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Dear Chair Craven and members of the House Judiciary Committee:

On behalf of Village Vanguard, a group that works to help suffering Rhode Islanders who have great trouble affording rent and who often experience housing injustices, I write in support of H-5264, the Residential Landlord and Tenant Act.

I support H5264 because it stabilizes rents and protects tenants from excessive rent increases above 4%. The bill 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.

Sincerely yours,

Susan M. Kelley, Member
Village Vanguard

199 Jordan Ave.
Cranston, RI 02910
skelley1236@gmail.com
304-694-1317