

H O U S I N G



N E T W O R K

March 18, 2025

The Honorable Robert Craven Sr.
Chair, House Judiciary Committee
Rhode Island State House, 82 Smith Street, Providence RI 02903

Re: SUPPORT for H-5916 – An Act Relating to Property - Residential Landlord and Tenant Act – Fair Notice on Tenancy Terminations

Dear Chair Craven and Members of the House Judiciary Committee:

On behalf of the Housing Network of Rhode Island (HNRI), I write in support of H-5916, legislation that increases the amount of time a landlord may give notice for the termination of a month-to-month tenancy from 30 days to 60 days, and at least 120 days prior to the date of termination in the notice for tenants aged 62 or older.

Month-to-month leases are common on the private rental market, and the proposed legislation brings the notice requirements in line with legislation passed just last year pertaining to notices of rent increases. In addition to creating consistency across notice requirement provisions, it is worth mentioning that extending the timeframe for termination of tenancy on month-to-month leases is a very reasonable measure to help mitigate residential displacement and even homelessness. Older adults are particularly vulnerable to tenancy terminations as they tend to be on fixed incomes, are more likely to be isolated and lack natural supports to assist them with moving or temporary accommodations, and may have mobility challenges, restricting their housing options. This bill is a modest shift to current requirements that will be significant to tenants.

We strongly support this bill and encourage the Committee to recommend it for passage. We appreciate the efforts of the bill sponsors to uplift housing stability in this way and thank the Committee for considering this legislation.

I'm happy to answer any questions the Committee may have, please feel free to contact me at (401) 721-5680 ext. 104 or mlodge@housingnetworkri.org.

Respectfully submitted,

A handwritten signature in black ink that reads "Melina Lodge". The signature is written in a cursive, flowing style.

Melina Lodge, Executive Director