

From Herbert B Heath Jr
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IN SUPPORT OF BILL AS INTRODUCED H-797

I Herbert Heath support bill H-797 for the following reasons.

My name is Herbert Heath I am writing to give my support to H-797. I have been a Landlord for 47 years. I own 60 units of housing in the Barre, Montpelier area. This part of the Landlord Tenant law needs to be tightened up. I do not think this proposal revision is unreasonable because Tenants in some cases are using this present law to keep from paying rent, simply put. A Landlord cannot afford to operate without income. The Landlords monthly bills still have to be paid. He needs the Tenants rent money to fulfill the Landlords obligations.

Being a Landlord for 47 years I can truthfully say there is not a lot of money made in the Land lording business, if the Landlord keeps his buildings up and in good condition. In most cases if the Landlord hires out all his maintenance, plowing and etc. If everything goes perfect he will make a 10% on his gross income without vacancy. If he does all the work himself, he will make 20% of his gross income without vacancy.

Example: If he has \$50,000.00 gross income and he hires out all the maintenance he will make for himself \$5000.00. If he does all the work himself he will make \$10,000.00. Now if he has to evict someone this can cost him \$5,000.00 to \$6,000.00. If the eviction cost him \$5,000.00 and he has an income of \$5,000.00 that means he has worked all year for nothing, not to mention loss of rent.

That is a pretty glum picture but it is fact, you can check with any landlord I'm sure they will agree with me.

Please pass the bill H-797. Help Vermont Landlords stay in business providing good, clean and safe housing without being burden with costly nonpayment of rent evictions.

Thanks
Herbert B Heath Jr.
Heath Apartment Rentals