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FROM LAWRENCE LOZIER
203 PROSPECT ST
BARRE VT 05641

BARRE LANDLORD
CELL # 802-223-4583
E-MAIL larrylozier@charter.net

IN SUPPORT BILL AS INTRODUCED H.797

I Lawrence Lozier support bill H.797 for the following reasons.

1. It is unfair and unethical for a Tenant to withhold rent and then demand a 48 hr notice for a landlord or his Contractor to address an issue that is a habitability concern. Rent may only be withheld for serious concerns there for the landlord should not need to give the tenant 48 hr notice.
2. Landlords are required to address serious habitability issues as soon as possible with in 24 hrs or face citations from local officials.
3. The 48 hr. notice only delays addressing a habitability concern.
4. Landlords are at contractor's mercy so if you have someone available that day landlords need to take advantage of this, as the contractor may not be available after the 48 hrs.
5. Weather is always a concern in Vermont, Some of our work requires a minimum 40 degree and dry weather. When we get decent day we need to take advantage of it. It may not be as nice 48 hrs later.
6. The 48 hr notice was intended for nonlife threatening or health concerns, such as showing an apt to a new future tenant, interested buyer of the property, or an annual inspection,etc.
7. I have recently witnessed where an abusive tenant that is being evicted for nonpayment of rent requires a written 48 hr notice for everything and anything and has not paid the Landlord close to \$9000.00 because of habitability issues most of wish are minor defects. Even after the written 48 hr notice the tenant have made up excuses not to let the landlords or maintenance persons in to their apt. This is an act of retaliation. I feel this is becoming a growing trend of seasoned tenants that know how to manipulate the current laws. I also feel these tenants are being coached be Legal Aid on how to delay an eviction.