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IN SUPPORT BILL AS INTRODUCED H.797

This bill will allow the Judge to require the Tenant to pay all accumulated pass rent in to court.

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

This would insure that the landlord gets most of the money due to him if he wins the judgement. All too often the landlord wins the judgement but doesn't get paid any of the rent prior to the time of filing the ejection with the Courts plus the court and sheriff service expense. In the best scenario the landlord will lose 1000.00 in rent and 1200.00 for lawyer and court cost.

The present laws only require a tenant to pay rent from the time their served the complaint and summons or the time the court receive the filing for eviction. This can be months after they are behind in rent do to several excuses and failed promises. The landlords are more than willing to work with the tenants before going to start the dreaded expensive and complicated eviction process.

A tenant that supposedly withholds rent do to non-habitability issues is advised to put the moneys in escrow. I feel that by the time the Landlord has to start the eviction process by filing the paper, work his already lost 1 ½ month rent and most of the time more. The moneys that should have been put aside for rent should be turned over to the courts.

I think you would find 90% of the time the tenant did not actually have the rent money available. If this is the case this should be cause for an immediate writ of possession.