

From: Michael Smith

Sent: Tuesday, March 30, 2021 7:24 AM

Subject: Pandemic Eviction Policy

My only concern with another landlord relief package is that you have a 6 month non eviction contingency should you accept the back rent. This now puts me into 2022 before I even get to court all along paying rent on an apartment. Over that 6 months contingency the tenant continues not to pay rent where does it end? As I stated in my initial email there needs to be a financial exception added to this eviction moratorium just like the property damage and drug dealing exemptions. My tenant income has not changed due to covid she is still getting her money just choosing not to pay rent!

Thank you for your time and have a great day.

Regards,

Mike Smith

From: [Michael Smith](#)

Sent: Monday, March 29, 2021 8:36 PM

Subject: Pandemic Eviction Policy

I wanted to follow up in an email what my concerns are with the current position of the state regarding the court closure. The concerns are as follows:

1. Current eviction exemptions are proof of drug dealing or physical damage to the property. No financial exemption for the upstanding Vermont citizens that pays their property taxes and mortgages? These people are the foundation of this state. but are being ignored through this pandemic!
2. Have courts closed but schools are open with 500 plus students. The CDC is now proposing 3 feet social distancing and yet the courts remain closed. This seems preposterous, when typically there are only 10 people in a court room anyway. If not in person, then court should be held virtually.
3. State of emergency extended 3 months until June 15th What happened to month to month evaluation as we are in a better position now than 12 months ago when we were going month to month.
4. My tenants' rental situation is not Covid related as my tenant did not lose a job due to Covid, and the income she receives from the state has not changed from pre-Covid. She has just chosen not to pay rent!
5. I continue to pay my house mortgage and property taxes along with a monthly apartment rental fee. I have been renting an apartment for the past 7 months with no end in sight. Based on the way the state of Vermont is protecting the tenants, maybe I should stop paying my apartment rent and live off the state system until this state of emergency ends?
6. Bottom line: the state needs to get the courts opened up and make these tenants accountable for their actions!

Thank you for your time.

Regards,
Mike Smith