

Good afternoon Marc and fellow Members of the House General Committee,

I live in mixed income housing, with a landlord who continually believes they can over reach their authority, and have not addressed serious health and safety issues in my apartment, which led to me legally withholding my rent in a separate account, until they fixed the problem which had serious consequences of carbon monoxide poisoning to myself and family.

I fear that if this bill passes, mine and others' landlords will become even more unreasonable - examples also being slum lords like the Boves and Handys in Chittenden County.

As you consider H.772 this week, we urge you to prioritize housing stability and due process.

We strongly support rent stabilization and core tenant protections in the bill, including limits on excessive rent increases, reasonable security deposit caps, habitability defenses, and keeping eviction records confidential until judgment.

But provisions that **speed up evictions and shorten notice and court timelines** will push more Vermonters into homelessness. Rushing eviction cases, limiting defenses, and eliminating jury trials undermines fairness and does not solve our housing crisis.

We also urge you to end “no cause” evictions. No one should lose their home without a reason.

Please protect the provisions in H.772 that prevent eviction and oppose those that strip tenants of time, due process, and stability.

Thank you for your leadership.

Sincerely,
Andrea Brett
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