

Dear Members of the House General Committee,

As you consider H.772 this week, I urge you to prioritize housing stability and due process. During this historic affordable housing crisis in Vermont, it is imperative that you protect tenant rights.

I 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.

On the other hand, 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 will only worsen our housing crisis.

I 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,
Grace Pazdan
Montpelier, VT