

My name is Jesse Sizen and I am a resident of Georgia, VT for the past 22 years. I am a landlord with 2 small rental properties. I am writing in regards to the bills being proposed and about Vermont's housing crisis.

First and foremost, to help with the housing crisis, us landlords need some help. The state needs to start supporting those of us that are supplying the housing rather than working against us. There are far too many laws in place that support and enable bad tenants that in turn cost the landlords and the good tenants. Please understand that landlords do not evict for no reason. Evictions are costly and stressful. The last thing a landlord wants to do is evict someone. We are simply looking for tenants to reasonably pay the rent on time and reasonably take care of the property.

I had a tenant that infested my rental property with cockroaches. I worked with them for 2 years trying to get them to clean up the apartment while I paid for an exterminator in attempts to remedy the situation. They didn't clean up and things progressively got worse. The problem spread to the other unit of the duplex to my other tenant's apartment. I had no choice but to evict.

After beginning the eviction process, the tenant would no longer allow entry by an exterminator, which made the infestation tremendously worse. There was serious concern that the building would end up condemned before I could get them out and there was nothing that I could do about it. The eviction took 11 months before I was awarded with a writ of possession. I should also mention that this was considered a "no cause" eviction. My lawyer fees were over \$6,000 while my tenant had free help from the state and VT legal aid fighting against me. In the end, I had to agree to give them their security deposit back and agree to a neutral letter of recommendation to get them out. It cost me another \$20,000 to fix the apartment and I did most of the work myself. That doesn't include all of the money spent on exterminators, loss of rent, or the tax increase that I endured while dealing with all of this.

As a small time landlord, this was a very difficult time. I work a full time job, am a husband, and a father of 4. It took me 9 months to fix the apartment and eliminate the infestation from the building.

This is just one example. There are hundreds upon hundreds of these stories where landlords' properties are getting destroyed or tenants are living rent free for months and months with little to nothing that a landlord can do about it while VT legal aid finds more and more ways to drag the process out. Far too often, the landlords are made out to be the bad guy when that's very rarely the case. The pendulum swings too far in one direction and we're desperate for some middle ground. We need streamlined evictions. We need to be able to properly screen potential tenants, including the ability to see prior evictions. To make housing more affordable, the cost for the housing providers needs to stop going up. I have spoken with many other landlords and truly believe that the housing crisis will get worse if the state continues to favor the bad tenants. More landlords will keep buildings empty or turn their long term rentals into short term rentals, and some will begin investing in other states.

Thank you for reading and thank you for your representation. Feel free to reach out to me with any questions.

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