

Rep. Boutin

- For

For the record of MM

Donna Wiater

**From:** Kimberly Hampton-Thiam <simbalyclean@gmail.com>  
**Sent:** Thursday, February 12, 2026 7:51 AM  
**To:** SgtAtArms  
**Subject:** [External] Tenant landlord relations

[External]

To whom it may concern,

Good morning.

I just read that a new law is on the docket concerning evictions.

I would like to propose some changes and additions to the above docket H.772:

1. Rent caps for area medians based on income availability:

1. Studio to 1 bedroom: \$575-\$1,100
2. 2 bed/1 bath to 2 bed/2 bath: \$1,200-\$1,550
3. 3 bed/1bath to 3 bed/2 bath: \$1,575-\$2,200
4. 4 bed+: \$2,500-\$3,500

2. Lease requirements:

Each landlord is required to add into the lease "Community Rules".

Should a tenant violate any of the said rules, they are to issue a "lease violation". On the third violation (should none be corrected, repeated, or otherwise dismissed by the tenant), they may enter in an eviction suit.

Rules:

1. Tenant must hold continuous connection to utilities.
2. Trash, debris and clutter may not be left in common areas nor outside the building, including trade items, children's toys, vehicles without registration, inspection, insurance, "for sale" or otherwise do not properly operate
3. Tenant must clean off their vehicles during the winter months, shovel their surroundings after each snow plowing.
4. No tenant shall have more than two permitted vehicles. Tenants guests shall not park in tenant parking.
5. No tenant shall have a guest lasting more than 5 consecutive days, or more than one week in any month.
6. Tenant shall pay rent within 5 days following the 1 st of every month. Eviction process may start on the 6 Th business day, or a payment arrangement in writing must be signed by all parties with an execution date.
7. Quiet hours: 8:00pm-9:00am, no parties, events or social gatherings with more than 3 persons out side of the number of occupants.
8. Tenant must provide and maintain Renter's Insurance Policy during duration of tenancy.
9. Pets, caged or otherwise must not exceed more than 2 for any given household and must be approved by landlord.
10. Egress, wellness and safety inspections are on the 15th of every month, rescheduling is not permitted. Tenant will provide entry, even if not available to attend. Landlord will make notes and send to the tenant, in writing, notice of corrections needed. Tenant shall make such corrections within 5 days of the notice and landlord will conduct a re-inspection on the 30th day (or last day) of the month. Should it be a continuous notice of the same corrections, landlord may start the eviction process on the 3rd month.
11. Any illegal activity is strictly prohibited. Any domestic activity is strictly prohibited. Should an officer of the law be called to the dwelling, landlord reserves the right for immediate eviction suit. Should any occupant be detained by the law for any illegal activity, landlord reserves the right to an immediate eviction suit. This shall include all occupants of any one dwelling and their guests.
12. Tenant is to be held responsible for any conducts made by their guests.

### 3. Occupancy limits

1. Studio: 1-2 adults, 0 pets

2. 1 bed/1 bath: 1- 2 adults, 1 pet no more than 25lbs 3. 2 bed/1 bath: 2-4 adults/2 adults, 1 child, 1 pet no more than 30lbs.

4. 2 bed/2 bath (same as 3)

5. 3 bed/1 bath: 6 adults/ 2 adults, 2 children/ 4 adults, 1 child, 2 pets no more than 25 lbs each.

Please read the Vermont fire safety occupancy code for further occupancy limits.

Hope this finds you well and it is considered!

Best,

Kimberly Thiam

Sent from my iPhone

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