

I am writing to urge you to oppose Vermont H. 722

I am a soon to be landlord and long time renter. My partner and I co-own a building in that we are in the process of rehabbing and converting to multi-unit housing. We will live in one unit and occupy another. We have also experienced illegal eviction attempts and harassment as tenants when a building we lived in for 20+ years collectively changed ownership.

Weakening protections for tenants compounds the existing housing crisis, and leaves many tenants vulnerable to homelessness. Jury trials are essential to justice for tenants who have been harassed or wrongly evicted, and may deter illegal eviction attempts on the part of unscrupulous landlords.

Instead of weakening protections, legislatures should be considering bulking up tenant protections to stop the pipeline to homelessness. Effective strategies implemented in other places to consider applying in Vermont

1. Setting limits on rent increases. HUD data shows a \$100 increase in rent is associated with a 9% rise in homelessness <https://www.gao.gov/products/gao-20-433>
2. [Mandatory mediation](#) prior to eviction proceedings
3. Right to counsel for tenants (see <https://sfgov.legistar.com/View.ashx?M=F&ID=12884642&GUID=A36EC077-730C-4BD0-B4EA-869B23842BF4>)
4. End no cause evictions. No cause evictions pave the way for those with profit motives to exploit housing stock and evict tenants of affordable units

This bill slashes pre-eviction notice periods. In some cases, cutting them in half. It keeps "no-cause" evictions legal. Four Vermont communities already voted to end that.

Sincerely,
Rose Fairley

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