

Shall the Charter of the City of Burlington, Acts of 1949, No. 298 as amended, be further amended to give the City the power to provide by ordinance the conditions under which evictions may occur, and may prohibit such without 'just cause' by adopting and adding a new section 48(66) to read as follows: To provide by ordinance protections for residential tenants from eviction without "just cause", where just cause ~~shall~~ may include, but is not limited to (a) a material breach of a written rental agreement, (b) violation of state statutes regulating tenant obligations in residential rental agreements, (c) non-payment of rent, ~~while just cause may exclude (a) expiration of rental agreements (b) personal disagreements.~~

The City, by ordinance, may also provide that 'just-cause' is the expiration of a written rental agreement for properties that may include but are not limited to: (a) sublets and in-unit rentals; (b) owner-occupied duplexes, and triplexes; (c) being withdrawn from the rental market, (d) in need of substantial renovations which preclude occupancy – with adequate notice to tenants and as defined by the ordinance. ~~The ordinance~~ The City may also provide by ordinance, limits on unreasonable set a maximum rent increases, with the purpose of to prevent ~~ing~~ de facto evictions or non-renewals. This shall not be construed to limit rents beyond the purpose of preventing individual evictions.

The ordinance shall define what is 'unreasonable' and 'adequate notice' in defining just cause and may require that landlords provide notice of just cause and other legal requirements as part of the rental agreement."

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