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As a Vermont resident and Burlington landlord, I request that no changes be made in the charter. The laws and structure of Burlington already favor tenants in a myriad of ways. In my experience, most landlords are ethical and responsible and tenants benefit by having a decent place to live and the ability to plan their lives around a reasonable contract of tenancy. If there are “bad” places for rent, no tenant should sign up for them. Eventually these “bad” places will be put to other uses or fixed up until they can attract the right kind of tenant. As a property owner, I have the right to select who will be my guests in my property, and to not renew leases for any reason. Renting to one family or group of students for one year should not be a life sentence. When things change, the lease is simply not renewed and no one is hurt. Do not take away this right of ownership. Do not force us into a month to month only scenario. Instead of championing the rights of the “poor, struggling family or student” at the expense of “greedy” landlords, take a look at it from the other side. When my tenants stops paying rent, the procedure for eviction is cumbersome, time-consuming and expensive. The courts and the system assume that the landlord is the bad guy. That's not true, but it is the reality we face if we choose to rent out property in the city. Focus on the real problem, please, and do not penalize the honest, hardworking, considerate landlord just trying to pay the high property taxes, high utility bills, insurance, repairs, income taxes, emp compliance inspections, city restrictions and maintenance.

I regret that I cannot attend your meetings due to time commitments. I am available for questions.

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