

BRISSON PROPERTIES, LLC

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brissonrestoration.wix.com/brissonrestoration Randall and Kathleen Brisson

To: Burlington Charter Change Committee

From: Burlington Landlord/owner of 495 Colchester Ave

Re: No cause eviction rights

Dear Joan Shannon (Board Chair),

We are a small business and have a history in Burlington and Middlebury as excellent landlords/owners with quality buildings. We attend tenants' requests quickly and try to be flexible, especially during the pandemic.

We are against taking away our right as Landlords/owners to choose who we continue to rent our property (asset) to and for how long. The no cause eviction allows a landlord some flexibility in evaluating the relationship between landlord and tenant during a tenancy, and then to decide if the fit is best for the overall environment of the building and profitability of the operation.

For example, we have a current tenant that has been very late on rent, even though rent is low for the size of unit. This is not due to lost work/Covid-19. The police have been called twice regarding loud, threatening behavior and inappropriate noise levels for our small, quiet 4 unit apartment building. There has been much need for management time/efforts to ensure something as simple as recycling is handled correctly. While we don't want to evict them (and can't at this time for non-payment of rent), we would like the choice to be able to continue their lease when it expires or not.

This should be a fundamental right of a property owner to decide what is best for their overall business operation and the protection of their asset. In our case, the management time/costs for an essentially new building are out of sync. Landlords have very little recourse if a tenant decides to leave or continues to be a late rent/management problem. In fact, last year, we lost over \$9000 from a tenant breaking their lease mid-winter and making no effort to adhere to their legal contract. With the renting cycle in Burlington, it took 6 months to re-rent the apartment. This is a significant loss to a small business owner.

Please consider that making it even more difficult for small business owners to run their operation, by tying their hands further, would only drive landlords to invest elsewhere, outside of Burlington. Or, at the very least, it would raise rents enough so that your moderately priced units would be limited in Burlington.

Perhaps, a better solution might be to educate tenants of THEIR responsibility; on recycling for example. We pay in to the code enforcement dues each year, maybe tenants could be held to certain codes as well.

Also, it seems suspicious that this issue is being sought now under the “Covid cudgel”—a sneaky, opportunistic ploy amidst the pandemic when landlords/small business owners are already suffering from lost rent and eviction delays.

We hope you are able to see the perspective of many small business owners that are trying to piece together a living here in the Green Mountain State!

Thank you for your time and consideration.

Sincerely,

Kathleen and Randall Brisson