

Joan Shannon
Burlington South District City Councilor
Cell: (802) 324-3300

Begin forwarded message:

From: eric@holdorfs.com
Subject: No Cause Eviction
Date: September 22, 2020 at 8:42:59 AM EDT
To: Jshannon <jshannon@burlingtonvt.gov>, btvlandlords@gmail.com

[WARNING]: External Message

Charter Change Committee
Joan Shannon, City Council

Dear Ms. Shannon,

Thank you for working on behalf of the citizens of Burlington by insuring that the housing market remains robust and flexible. For a person like me, who rents out a 3 bedroom apartment, one of the best ways for the market to remain vibrant is keep a high standard of housing alternatives for the rental market. The best tool to do that is the Burlington Code Enforcement (BCE). I feel confident that I have an attractive rental when I meet or exceed the BCE's recommendations. I also agree that I am not happy when I see other properties not being kept up in a good state of repair, safety and cleanliness. However, I don't see how restricting landlord rights will improve such states of disrepair in the housing market.

The BCE should be instrumental in keeping the rental market in good shape. If that means that the BCE will be harder on some landlords, then so be it. However, I do not agree that the elimination of the "No Cause Eviction" will help. In fact, I think that the elimination of "No Cause Evictions" will weaken by the rental market. One way this could happen is by quality landlords selling their properties because they don't want their property to depreciate due to ineffective lease restrictions such as the "No Cause Eviction." Nor do quality landlords want to lose control of their properties. Furthermore, the elimination of "No Cause Eviction" would most likely lead to other rental restrictions like rent control, which would cause a massive exodus of

quality landlords from the Burlington rental market. If the City is truly concerned about tenant rights and affordability, they should consider expanding rent subsidies for struggling tenants.

I don't believe tenants should be discriminated against in any form, but I also feel strongly that quality landlords should not have their property rights weakened in order to mask the issue of affordable rental alternatives. Please keep the "No Cause Eviction" as I really want to continue to own property in Burlington.

Sincerely,
Eric Holdorf

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.