

Begin forwarded message:

From: Josh Rudman <joshrudman@hotmail.com>
Subject: Opinion about "Just cause" evictions
Date: September 22, 2020 at 7:18:23 PM EDT
To: "jshannon@burlingtonvt.gov" <jshannon@burlingtonvt.gov>

[WARNING]: External Message

9/22/20

Dear Counselor Shannon,

I am a property owner of one duplex in Burlington. I am writing to submit my opinion about just cause evictions.

I am an owner who occupies one duplex, and rent out the other unit to long term tenants at an affordable under market price. I am a registered landlord in Burlington and have been in good standing throughout my tenure. I have been fortunate to have a history of good tenants without any issues or evictions. That being said, I feel more secure renting out one unit of our home with the understanding that "no-cause" evictions are possible.

Since purchasing this home 5 years ago, I have put enough time and money into the home and rental unit to bring it up from something in poor condition, to something in good condition. It is a home built around 1890, and still will require quite a bit of work over the next number of years. I rely on gaps of tenant rentals as time to make upgrades to the apartment.

I do not agree with the removal of "no cause" evictions. I do not agree with "just cause" evictions being the only method to remove a tenant. If a tenant chooses to stay for a significantly extended time, we will not be able to rely on tenant turn over to continue to work on the unit. This will then reduce the quality and safety of the housing stock in Burlington, in an already low supply of affordable and safe homes.

Furthermore, I do not agree with "just cause" evictions being the only solution to remove a problem tenant in which we have conflict. This property is our only home, and we cherish our comfort around the home. I believe with "just cause" evictions, it will be much more difficult to remove a challenging tenant.

Finally, if "Just cause" evictions are the only method to remove a tenant, we will discontinue to use our home as a rental unit for tenants. We will make the difficult choice to turn the second unit into an Air BnB. This will meet our needs with greater income, as well as freedom to rent to whoever we chose and for how long. This will then remove our desirable home from the rental market, and perpetuate the low supply of affordable and safe housing.

Thank you for taking your time to listen.

Sincerely,

Josh Rudman
35 Marble Ave.
Burlington, VT 05401



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