

I am a landlord in CASTLETON, VT. I live in MENDON, VT. I am very much opposed to this bill. It is another case of State overreach that will most likely decrease rental units available. I disagree with more regulation on landlords. Rent control in any fashion, limits to security deposits, code violation defense for non- payment and confidentiality for evictions. Really this is just more protection for dead beats. This bill does nothing to create more housing and will increase rent to tenants. If you can't collect money to assure payment then you have to charge more rent upfront ! It is a hard enough job without this regulation . If there is a code violation the tenant should call the fire marshal's office not use it as an excuse in court. The state killed my father's business with the energy code standards passed with regulation by lawsuit! We could not compete with those that did not follow the code. We built hundreds of AFFORDABLE homes in the Rutland County area . Now there is no affordable housing. GOOD JOB VT. The affordability crisis is the lack of GOOD paying jobs which is related to Vt. Regulation . My 4 sons live in other states . Vt lacks opportunity! This bill will not help and may cause me to leave as well! TIME TO SELL OUT AND GET OUT!

Also note that taking away first last and security will result in more tenants with questionable credit being denied as tenants. Further note that creating liability to past landlords will result in more denials for prospective tenants . I am already getting references that won't give a reference or give them in a fashion as to give me no confidence in that tenant. For example (I wouldn't rush for that one or the big NO! and never in writing) Creating laws that put more liability on landlords will result in more expenses that will be past on to tenants or worse yet discourage landlords form investing in Vermont properties .

THANK YOU

Brian Hughes