



1 Prospect Street, Montpelier, VT 05602

EVICTION PREVENTION

Stable housing is a basic need and critical to success in all aspects of life: school, work, health, family, and community responsibilities. Eviction destabilizes the lives of families and is associated with severe negative impacts on health and economic well-being. Preventing an eviction helps households and neighborhoods to thrive. The VT State Legislature passed H.829 during the 2024 legislative session. As part of that legislation, VSHA was granted 2.5 million dollars for FY 2025 to establish a Rent Arrears Assistance Fund specifically to prevent evictions. [H-0829 As Passed by the House Unofficial.pdf \(vermont.gov\)](#)

The Landlord Relief Program (LRP) provides an incentive and added security to landlords statewide who house Vermonters receiving rental assistance or are homeless. The goal of the LRP is to increase rental opportunities to people who may not otherwise be able to access housing due to rental barriers.

Our NEW BENEFIT UNDER LRP seeks to preserve sustainable tenancies. The EVICTION PREVENTION PORTION of the Landlord Relief Program allows for landlords who are in the eviction process TO APPLY for non-payment of rent IN ORDER TO SAVE SUSTAINABLE TENANCIES.

FUND AVAILABILITY:

- ***The fund shall disburse only the amount necessary to cure the tenant's rent arrears:***
 - The maximum amount of rent arrearage is \$10,000.00 for 1- or 2-bedroom units; for larger units the rent arrearage cap is \$15,000.00.
- ***If necessary, court costs and attorney's fees (attorney fees are capped at \$5,000).***
- ***Other Costs Related to Eviction Prevention: minor damages etc. (capped at \$5,000)***
- ***The fund is available on a first-come, first-served basis to eligible tenants until the Fund is exhausted.***
- ***Funds will be prioritized for applicants not eligible for HOP or similar programs administered by the Office of Economic Opportunity through Community Action Agencies or other non-profit entities. If tenants are at 40% of AMI or below, they must show/attest that they applied for alternate funding and were denied.***

WHO CAN APPLY?

- ***Landlords, property managers, lawyers and service providers can apply directly to the Vermont State Housing Authority online: [Landlord Relief Program - VSHA Landlord Relief Program](#). Select Eviction Prevention and complete application.***
- ***For Application Form: [CLICK HERE](#)***

PROGRAM REQUIREMENTS:

- Tenant contact information (phone number, email, mailing address) if known
- Proof of arrearage (ledger) **AND** court document with docket #.
- Current Lease – if month to month provide original lease

- *The unit follows local and/or state inspection, health and safety, and registration requirements. For information on code, please click here: [RRHHS Code 2022 \(vermont.gov\)](https://www.vermont.gov/business/rrhhs/2022)*

OBLIGATIONS WHEN RECEIVING FUNDS:

- Late fees will be waived.
- No new eviction action for non-payment of rent will be taken for a period equal to the number of months covered by the grant, or up to 6 months, whichever is less. There will be a requirement to start a new lease.
- Landlords will not be prohibited from evicting for reasons related to Material Non-Compliance as defined in the HUD MULTI FAMILY Occupancy Handbook. These items include:
 - Fraud
 - Repeated Minor Violations
 - Drug Abuse and Other Criminal Activity
 - Material Failure to carry out obligations under a State and Tenant Act
- New eviction actions will not be taken while an application is pending with VSHA.

Any pending termination of tenancy, and any pending court case for eviction will be dismissed once funds awarded.

VSHA LANDLORD RELIEF WEBSITE: [VSHA Landlord Relief Program – Landlord Relief Program](#)

CONTACT INFORMATION: PHONE: 802-828-1650 EMAIL: LANDLORDRELIEF@VSHA.ORG