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November 15, 2013

Ursela [REDACTED]  
[REDACTED]  
Barre, Vt 05641

Dear Ursela:

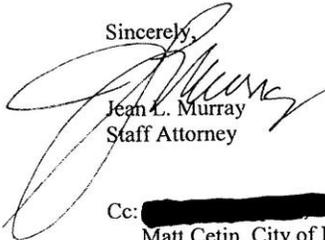
As you know, the City of Barre has given you an order that certain repairs must be made. You and I, and tenant Kathy [REDACTED] and I, have talked numerous times over the last month about the progress of these repairs. I received a phone call from the City of Barre. They are anxious to do a reinspection to make sure the repairs have been made.

This week, you have told me that you believe you have tried to work with the tenants and give them notice when you are coming in to do repairs. Similarly, my clients believed you were coming Monday, and waited that day for you to come.

In situations like this, the best thing to do is follow the law. I am attaching a copy of the Access statute. It says if the landlord gives 48 hours notice, the landlord can have access to do repairs. The law doesn't say the notice has to be in writing; however, if there is any dispute about whether or not notice has been given, a copy of a written notice could resolve the dispute. Further, it makes the most sense if the notice you give says what time of day you expect to be there.

Another note: Larry Lozier continues to leave me phone messages and send emails. He is not a party to this case and I will not disclose any information to him about the case. My clients have a Notice Against Trespass against him. Given that effective communication has been a problem (even though both you and the tenants have tried to understand each other), I think it best that the matter not be complicated by Mr. Lozier interjections.

Sincerely,

  
Jean L. Murray  
Staff Attorney

Cc: [REDACTED]  
Matt Cetin, City of Barre

