



April 14, 2025

To the Members of the State of Maine Housing Committee:

Please Oppose 1534:

This bill appears to induce local municipalities to establish rent control. Local municipalities already can establish ordinances that are right for them. We are concerned when State law is imposed on local communities without recognizing the unique circumstances that a town in rural St. John Valley needs to address vs. an urban setting like Portland. State law should encourage local decision making without inducing it down a one-way alley.

Other concerns of this bill:

- Allows local control over judiciary issues which are normally under State jurisdiction.
- Tells local municipalities what they are allowed to set rather than what works for them.
- Encourages practices that discourages investment in existing and new housing.
- Would eliminate important no cause eviction option that is often used as a last resort to protect existing tenants from retribution when their complaints (whistleblowing) leads to eviction proceedings against their co-habitants. Landlords don't evict good and paying tenants for no reason. Filing for no cause can save another tenant from having to testify against a neighbor that they have to house share with. *No cause evictions can also be in the evictee's best interest if they come to an agreement and dismiss the case the details of their violations are not in available in public records.*

Ultimately this bill, instead of giving teeth to local municipalities in dealing with housing needs, it ties their hands to parameters set by State jurisdiction. Therefore, we cannot support this bill. Thank you for your careful consideration.

Please Oppose LD 1534

Board of Directors of Central Maine Apartment Owners' Association, Waterville, Maine