

**Testimony of Therese Acord**

Public Hearing on LD 1806 An Act to Create a Statewide Rental Registry

May 6, 2025

Chairperson, members of the committee,

My name is **Therese Acord**. My husband, Christopher Acord, and I have been landlords in Richmond, Maine for many years. We manage multiple rental properties and have always taken pride in maintaining our buildings and keeping rents reasonable. We are active members of our community and take our responsibilities as housing providers seriously.

I am writing today in **opposition** to this bill.

This bill would **duplicate information** that is already available at the municipal level. Our town maintains detailed records on property ownership, building types, and the number of rental units per dwelling. Requiring landlords to provide this information again would create unnecessary bureaucracy and additional paperwork, without offering any meaningful benefit. How does a registry with the Secretary of State improve housing quality?

Moreover, this bill appears to favor tenants at the expense of landlords, particularly when it comes to the eviction process. It would increase the time, complexity, and cost of removing tenants who violate their lease or fail to pay rent. These delays can have a ripple effect, especially in multi-unit buildings, where the behavior of one problematic tenant can negatively impact other residents.

Importantly, **landlords like us receive no comparable protection**. If a tenant stops paying rent, our mortgage lenders still expect full payments. We are still responsible for property taxes, insurance, utilities, and regular maintenance. The financial burden doesn't disappear because a tenant fails to meet their obligations.

This bill would make an **already challenging job even harder**. Being a landlord in 2025 is difficult enough. We need housing policies that are smart, fair, and balanced—this bill is not. It would harm not only landlords, but also responsible tenants and the overall stability of Maine communities.

I respectfully urge you to **oppose this bill**.

Thank you for your time.

Sincerely,



**Therese Acord**  
Richmond, Maine