



March 9, 2026

To the Distinguished Members of the 132<sup>nd</sup> Legislature, Judiciary

Testimony in **OPPOSITION** to LD 2176:

**An Act to Create a Right to Judicial Review Under the Maine Civil Rights Act for Persons Erroneously Detained**

*The Central Maine Apartment Owners Association (CMAOA) is a landlord membership organization of over 700, as well as a cooperative team member of other landlord associations across the State of Maine including: Southern Maine, Lewiston Auburn, Greater Bangor Area, and Augusta Area. We provide educational events, sponsor community events, provide access to discounts on supplies and industry needs like fuels, flooring materials and paint. Our overall goal is to support Landlords in providing safe and affordable housing in collaboration with the valuable good renters in our area. Our association is made up of rental property owners who live in the same community or even next door or in their multi-units.*

**If police or fire and rescue call to ask if someone with a warrant lives there or if someone reported missing is occupying a unit...will a landlord be held liable no matter whether they cooperate or not? Who is a landlord supposed to be supremely loyal too? Will a landlord have to break one law in order to keep another?**

**When a tenant is causing damages or isn't paying rent why should we punish our good tenants by allowing them a presumptive retaliation defense for a landlord giving a bad reference or sharing a nebulous personal data like what type of car they drive or where their mail should now be forwarded to?**

**Will an eviction be halted while a full trial and discovery is held?**

**Will rental units and their paperwork now be enforced by the trade commission? Will landlords need to know and follow anti-trust and HIPPA laws?**

**Will a landlord be responsible for safekeeping info gathered from publicly available resources such as social media, etc.?**

Prospective tenants choose to complete applications for landlord review. Those applications and the information obtained are already regulated by the Fair Housing Act.

**Bills like LD 2176 will continue to erode a small local landlords' ability to provide personable units and service to tenants because the tipping point for administrative duties and requirements is already burdensome.** More specialized laws and regulations will continue to force them to hire outside professionals: lawyers, management companies, accountants, etc. and ultimately either collect those costs in the form of higher rents OR sell to large (often out of state) companies.

**We urge you to oppose LD 2176.**

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

Donna Hodges  
Central Maine Apartment Owners Association  
LD 2176

Please oppose LD 2176. Another stranglehold of administration on landlords and existing good tenants by delaying evictions on bad apples will force higher rents, less personalized services offered by local landlords. Will the simple disclaimers of intentional public disclosure of private info acknowledgement checkboxes like the four (4) that are required to submit testimony to the Legislature be enough to follow the "letter of the law" of LD 2176 and eliminate the presumption of retaliation?