

LD 388

To Chairpersons Teresa Pierce, Traci Gere, and the members of the Housing Committee:

- My name is Bruce Blackmer from Dedham, Maine.
- I am on the Executive Committee of the Greater Bangor Apartment Owners and Managers Association, GBAOMA.
- I am also a member of the Legislative Council working closely with, Attorney and Lobbyist, Dan Bernier representing landlords and property owners in, but not limited to, Waterville, Augusta, Portland, South Portland, Lewiston, Auburn, and Bangor areas.
- I have been a landlord since 1972. I have owned a 50-unit trailer park , multi-unit, and single-family homes. At one time, I managed 65 units. I have mostly provided affordable housing to low-income tenants.
- **I am speaking in opposition of this Bill, LD 388**
- While LD 388 sounds like a good solution. The logic is somewhat backwards. Some tenants did not pay their rent because they knew they could not be evicted. They still had jobs, they received income, and they had money to purchase the items they wanted. They chose not to pay their rent because they knew with the eviction moratorium in place, and they did not have to, PAY TO STAY. This bill would reward a bad tenant for bad behavior.
- LD 388 should be amended to say, "If the only reason for eviction is the tenant not paying the rent due to no money, then help with the rent would be acceptable". Most landlords value good tenants. If a good tenant is having a temporary financial crisis, most landlords will work with the tenant until the tenant is back on their feet, they want to keep a good tenant. However, if the landlord is dealing with a bad tenant, then the eviction and writ of possession should be issued automatically on the 32nd day after a 30-Day Notice was given. I guarantee if you make tenants accountable for their actions, there would be less bad tenants and less evictions.
- **I am here to ask you to oppose LD 388 as it is written.** *PLEASE CONSIDER MY SUGGESTIONS*
- Thank you for allowing me to voice my opinion. I would be happy to answer any questions.

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