

Blum, Alyster

From: Edward Sardinha <chourico_man@yahoo.com>
Sent: Thursday, April 24, 2025 10:15 PM
To: Cmte HED
Subject: LD 1534

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This message originates from outside the Maine Legislature.

As a Maine property owner and landlord I am appalled at the audacity of you so called legislators who want to take landlords rights away and impose your draconian and Un- Constitutional regulations of property owners rights to rent Their own property to others who can't afford their own home. Renting is a lesser expensive alternative to home ownership. Most renters can't afford to purchase a home so they rent because it is still cheaper than a mortgage. A landlords property is private property. As it is stated in Blacks law dictionary 7th edition, "private property is exclusively the title holders"! Exclusive is self explanatory! Private property is Owned by the title holder and no one else has a right to it. Also property ownership in the United States is allodial and not feudal as was in Great Britain where the people were not the owners of the property, they rented the land that was owned by the government. That is not how it is in this Country!

No one has to rent from a landlord period! They can go buy a home if they can afford it. They could stay at home instead of wanting to get out. If you can't afford to be out on your own don't blame the landlords who offer the cheapest alternative to home ownership. If LD 1534 passes I will NOT conform.

It frustrates me when people complain and government always goes after the small guys. It's ok that banks burden people with 30% interest rates on credit cards. What are you doing about that?

Here's the problem, we have a housing shortage and yet there are people who at one time rented their home to some unscrupulous people who destroyed the place or stayed for months while the court dragged its feet allowing the deadbeats to live rent free until they found another rent. So what's happening is landlords are no longer renting to anyone for the fear of the people who destroy property at will with no consequences. Then you want to make it even harder for a landlord to remove a tenant.

Next we have taxes. Taxes are a price increase as in any business. If a supplier at the local market raises his prices the store owner raises his prices as well. But the store owner doesn't raise the price just to cover the increase to him! No, he has to also add his 30% markup on the increase. Same with a landlord, when my taxes increase and my insurance increases I have to figure in the increase plus still make my 30%. So as long as taxes and insurance keep going up so will rent. I also have to take into account a percentage of bad tenants and court costs. Who do you think pays for all the damage and trash tenants leave behind as well as unpaid rent because the courts are all for the tenant. If you can't afford the rent don't rent! Find an alternative!

Remember, the people are sovereign and not our elected officials.

Edward Sardinha
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Sent from my iPhone