

Blum, Alyster

From: Cathy Conroy <cconroy@maine.rr.com>
Sent: Thursday, April 24, 2025 6:12 PM
To: Cmte HED
Subject: Please Oppose LD 1534

Importance: High

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This message originates from outside the Maine Legislature.

Hello. I am writing about LD 1534: An Act Enabling Municipalities to Protect Tenants and Stabilize Rents. As a small, over-65 landlord in Portland on Social Security who rents out one of the units in the 2-family I live in, I am very concerned over possible passage of this. As a Portland landlord, I already abide by Portland's ordinance.

- Revoking state law on no-cause evictions and imposing rent controls would disproportionately affect small landlords like me. Without the option to remove problematic tenants, I may be forced to retain those who create hostile or an unsafe environment in my home. This could expose me not only to that but to costly and maybe prolonged legal battles.
- This bill would place more burden on a 2 unit, owner-occupied landlord like me, both administrative and potentially financial. It also seems as though it would add to the complexities of the management of my single rental unit. Does it overlay Portland's or replace it? Very confusing!
- Requiring annual reporting to both the Maine State Housing Authority and the Maine Office of Community Affairs, while allowing towns to adopt their own eviction proceedings, adds red tape and legal confusion, placing a burden on small landlords (which could push me to consider leaving the rental market and abandon part of my retirement plan). It could create confusion for everyone used to consistent statewide eviction laws.
- Rent stabilization disproportionately impacts small landlords like me with a limited financial cushion to absorb mandated rent caps and always rising costs.

Please oppose LD 1534!

Cathy