

**Blum, Alyster**

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**From:** Carrie Martin <carriem04096@gmail.com>  
**Sent:** Thursday, April 24, 2025 1:08 PM  
**To:** Cmte HED  
**Subject:** Please oppose LD 1534: An Act Enabling Municipalities to Protect Tenants and Stabilize Rents

**This message originates from outside the Maine Legislature.**

Dear Housing Committee,

My name is Carrie Martin, and I am a small landlord in Yarmouth. My tenants have lived in the community for many years, and I've worked hard to keep rents well below market rate. These units would typically be considered naturally occurring affordable housing. I am deeply concerned about LD 1534, which I believe would place a significant burden on the State, local municipalities, landlords, and tenants alike.

This bill eliminates the state's protections for no-cause evictions and imposes rent controls that disproportionately impact small landlords. It also mandates 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—introducing legal confusion and inconsistency. These requirements make it harder for small landlords to operate and could drive many out of the market entirely. It also creates chaos for courts, lawyers, landlords and tenants accustomed to consistent state eviction laws, which are clearly outlined in the Attorney General's Model Lease.

Laws like LD 1534 discourage the development of new housing—something Maine urgently needs—and risk lowering property values. We've seen this in Portland, where rent control has directly contributed to a decline in multi-unit property values and placed more tax burden on single family properties. The City's Permitting and Inspections Department also struggles with enforcement and red tape, which would likely be even more complex at the State level.

For these reasons, I respectfully urge you to oppose LD 1534. Thank you for your time and consideration.

Sincerely,

Carrie Martin, 316 East Main Street, Yarmouth, ME 207-415-2504