

From: Ian Moore <isimonmoore@gmail.com>
Sent: Tuesday, April 22, 2025 4:31 PM
To: Cmte HED
Subject: Opposed to LD 1534

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This message originates from outside the Maine Legislature.

Dear Committee,

I grew up in Brunswick, Maine and now own a duplex investment property in Portland, Maine.

The Portland ordinance has limited my ability to deal with problem tenants. Fortunately, my problem tenants did leave my property without significant cost to me as an owner/investor. I did endure a period of several months of high anxiety and unnecessary attorneys fees. I am concerned about the expansion of this burden to communities around the state.

In any statewide legislation, there must be a mechanism to document problem tenants and to reasonably evict them without extreme burden on the property owner.

My family also owns property in Berkeley and San Francisco, CA where we will be soon exiting the rental market. This will almost certainly result in these properties being owned by larger investors and the tenants will inevitably be faced with less management responsiveness, more aggressive screening and overall reduced quality of life. Small investors are being forced out of the market as a result of increasing regulation and insurance requirements. The State of Maine needs to understand the extreme negative impacts of poorly executed renter protection law in other states.

Sincerely, Ian Moore