

**From:** Donna Saxby <dpsaxby@msn.com>  
**Sent:** Tuesday, April 22, 2025 2:08 PM  
**To:** Cmte HED  
**Subject:** Small Landlord - I oppose LD 1534

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

Good day -

Thank you for taking the time to read and review my email. My name is Donna Saxby. I reside in Cumberland County, Maine and have one rental property in Saco, Maine. My husband and I work full time jobs and in addition, spend many hours self-managing our Saco apartment building and all that entails. We have this investment as a way to supplement our retirement income. My husband was in the public service for the State of Maine for over 26 years and for the Federal Government (armed forces) for over 20 years. While he enjoyed his career, public service jobs do not financially provide the same as private sector jobs, and as such, we bought an investment rental property. We work hard to provide our tenants with a clean and quiet place to call their home. We are blessed to have some tenants who remain our tenants for multiple years mixed with more transient tenants who stay for 1-2 years

I have multiple concerns with LD 1534. As a small landlord - the thought of a fixed rent versus market rent scenario is very concerning. My expenses for real estate taxes, insurance, water, sewer, oil, electricity, building supplies, and labor for repairs & maintenance are not fixed. Nor are they all capped on increases. As we all have experienced in our lives, inflation has increased prices dramatically for so many of our daily expenses and for many businesses - who then pass on the cost increase to us, the consumer. Reducing our rental amounts while we struggle with cost increases across the board is not an appealing nor sustainable combination. Rent stabilization will also discourage our existing tenants from vacating their apartments, which will leave the public with fewer apartments from which to rent. We had only two apartments turn over this season.

Another concern with rent stabilization is that it will lower property values, which then reduces property tax revenue on these rentals and shifts the burden to single-family homeowners, including the elderly and struggling families. It also disproportionately harms small landlords (like us), who lack the financial cushion to absorb the proposed rent caps and rising costs.

As a landlord, we offer renewals to most of our tenants each year. We value tenants who are neat & clean and respectful of both the property and their neighboring tenants. Tenants who leave their used mattress on the common deck, pile up their trash outside their apartment instead of placing it in the provided dumpster, blast loud music, or bring bedbugs to our building are not welcome to return for another rental season. These events have all occurred and they cause health issues for the property and cause complaints and disgust from the neighboring tenants onsite. Would you appreciate having these issues at your own home property? The decision on whether or not to renew a lease should not be limited to the few options listed in LD1534.

Evictions are already difficult enough to complete given the overbooked court systems. Tenants who have signed a lease to pay an agreed upon amount should pay this amount of rent. It is the grown-up commitment to make and to keep. What is more important than having food, clothing and shelter? People give up "wants"

for "needs" all the time - eating out, cable TV and other non-essential costs. we all have budgets. my husband and I joked for years that while our tenants were at home watching their cable TV, we could not afford it and used streaming services instead to save money.

As landlords, we already track our income and expenses, pay real estate taxes and income taxes and complete any forms as required by our town of residence. Why create more work for small landlords by requesting us to file reports with the State and town? What purpose does that serve?

Thank you for your time and consideration.

Respectfully ,

Donna Saxby - landlord

**Bureaucratic and Legal Burden:**

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 unnecessary red tape and legal confusion. This places an undue burden on small landlords, pushing many to leave the rental market, and creates chaos for courts, lawyers, and tenants accustomed to consistent state eviction laws.

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