

Good Afternoon,

My name is **Amato Polselli**, and I'm from **Winthrop, Maine**. I want to speak honestly about what rent control and no-cause eviction bans really mean — not just for landlords like me, but for the tenants we house and the communities we live in.

There's a common misconception that rent control only affects landlords. The truth is, it directly impacts the **quality of housing** and the **well-being of tenants**. When landlords are faced with rising costs — water and sewer bills, fluctuating electricity rates, increasing contractor and vendor fees, and higher property taxes — rent caps leave us with fewer resources to maintain buildings properly. The result? Less money goes back into the homes of the very people rent control is meant to protect.

Eliminating no-cause evictions might seem like a tenant-friendly policy on the surface, but it has serious unintended consequences. **Small landlords**, like myself, are being stripped of a vital tool to maintain safe and respectful living environments. Without the ability to remove problematic tenants efficiently, we risk exposing good tenants to hostile or unsafe situations — or we're forced into lengthy, expensive legal battles that many of us simply can't afford. For many, this is the final straw, and they exit the rental market altogether — worsening Maine's already dire housing crisis.

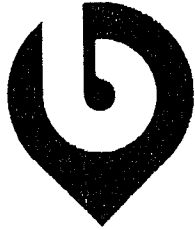
On top of that, the proposed legislation would require annual reporting to both the **Maine State Housing Authority** and the **Office of Community Affairs**, while also allowing municipalities to establish their own eviction rules. This creates a patchwork of legal confusion that will overwhelm small landlords, courts, and attorneys — and ultimately hurt tenants who depend on stable housing systems.

We also can't ignore how **rent stabilization disincentivizes housing development**. In Portland, we've already seen **multi-unit property values drop** as a direct result of these policies. When developers and property owners lose confidence in the market, new housing dries up — and Maine desperately needs more of it. These laws reduce tenant mobility, too. Units that might otherwise become available are held onto longer, and that makes it even harder for new families, young professionals, and essential workers to find housing.

Lastly, when property values drop under rent control, **municipal tax revenue declines**, which shifts the tax burden to **single-family homeowners**, including the elderly and working families who are already stretched thin. And unlike large corporations or institutional landlords, **small landlords don't have the financial cushion** to absorb these hits. We're often just regular Mainers trying to make things work — providing housing while paying our own bills.

Rent control may sound like a quick fix, but it creates long-term instability, reduces housing quality, and drives the very people who provide housing out of the market. It isn't the answer Maine needs.

Thank you for your time.



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