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Sent: Monday, April 21, 2025 12:19 PM
To: Cmte HED
Subject: LD 1534

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This message originates from outside the Maine Legislature.

Please do not support this Bill

1) We already seem to have Rent Control, my opinion on any General Assistance or HUD Housing rentals, which is normally higher than most independent small landlords

For instance in the Bangor area Housing will pay up to \$1,026.00 for a 1 Bedroom 1 person (elect, heat must be included) not bad compared to Portland, especially if a person were to buy a rental property at todays price

We rent 1 bedrooms up to 2 people (3) \$900.00, heat, hot water, included very clean and safe on a bus route, they pay electricity on average \$45.00 month, no hidden fees like Pets etc, normally we do not raise rents till people move, unlike large companies, and Federal Housing (annually)

Housing may be higher in Orono, Old Town as big corporations move in with higher overhead, the University rents on campus are higher and Housing has to compete with the University, and out of state landlord corporations that moved in crazy, so independent landlords are higher also but have to add Internet for students but still lower as we have lower over head

Our daughters went UMO, the school and their friends suggested for the college experience they should rent on campus, that turned out to be an expensive mess for both daughters, as one decided not to stay after a month, moved back home, (couldn't get out of paying, even though they moved another student in read the fine print)

Both daughters paid for years after for the experience lol the other daughter moved into one of our apartments for utilities only, wife and I agreed to pay for school only, and we did for four years each, it was tax wise and costs wise to offer her one of our units

However like what happened in Portland with Rent control, it drove rents up in fear of not being able for a landlord to be able to raise rents to cover increase taxes or higher labor costs for repairs for all landlords, even the independent landlords that would not normally raise rents until someone moved they couldn't do anymore from fear

The other issue is the "No Reason to ReRent by the landlord"
We put this into out month to month agreements and explain to any new Tennant for them, all they have to do is give us a 30 day notice they are leaving no reason, we feel it's only fair we have the same option,

it's been great having it in there but we never had to use it, and never had a tennant
being fair

A landlord and a tennant can agree on a move out, it normally works smoothly, even the ones that owe to money or want to use their last month rent to give to the new landlord which is more often that we like lol

Thanks for your ear

Cindy and Francis Leen
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46 years as landlords in Bangor
18 apartments
Only has one eviction, tennant moved out be court date

Everyone talks about affordable housing, but seem to do things to actually do the opposite and unintentionally drive costs up, which has a direct impact on the Tennant

Think about the administration fees processing an eviction, at the end of the day it hits the costs of affordable housing talk about shooting your self in the foot