

Blum, Alyster

From: Jennifer Price <jenprice00@gmail.com>
Sent: Saturday, April 19, 2025 3:38 PM
To: Cmte HED
Cc: Lincoln Price
Subject: Please Oppose LD 1534

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This message originates from outside the Maine Legislature.

Good afternoon

My husband, Lincoln Price, and I are small landlords who strongly oppose LD 1534. We own a 2 unit in Portland and a 3 unit in South Portland.

Portland has some of the strictest rent control laws in the country and South Portland has similar laws for larger landlords. Both Cities already have significant reporting and disclosure requirements to protect tenants. We support our tenants' rights but legislation is making it difficult for us to stay in the market, particularly in Portland. Our expenses are increasing at a much higher rate than we are allowed to pass on to tenants in Portland. The current controls have already worked to stabilize the market. Further, multi-unit properties such as ours have decreased in value as a direct result of rent control and administrative burdens.

LD 1534 would place further burden on landlords, particularly small landlords like us. Portland has already made it very challenging to keep up with continuously changing regulations and reporting requirements. It may push small landlords out of the rental market which will lead to further corporatization of the local housing market. We enjoy being landlords, take pride in our properties and have a great relationship with our tenants. Our rental profits are very modest and further restrictions may force us out of the market. Without the option to remove problematic tenants, we have serious concerns for the future of our properties. There seems to be an increasing shift towards unfair trade practices that do not strike a fair balance between tenant and landlord rights.

We strongly ask you to please consider our opposition to LD 1534.

Regards
Jennifer Price