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Sent: Saturday, April 19, 2025 11:00 AM
To: Cmte HED; Yusuf, Yusuf; Jill Duson
Subject: Please Oppose LD 1534!

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This message originates from outside the Maine Legislature.

I know from personal experience that rent control disproportionately affects landlords who own 3-4 family buildings or a small number of larger buildings. While taxes, insurance, water/sewer and fuel continue to increase, controlling and limiting the amount of rent that a landlord charges penalizes the property owner and in the end reduces the number of units available as owners change the units to mid-term rental units or condominiums.

In some cases, tenants have weaponized tenant rights by not paying rent, causing owners to resort to hiring a lawyer to evict problematic tenants and clogging up district court with eviction proceedings.

These laws discourage new housing development, which Maine desperately needs, and reduces property values. In rent-controlled Portland, multi-unit property values have significantly declined as a direct result of rent stabilization. As owners stop caring for their properties, neighborhoods will deteriorate and buildings will be purchased by corporate entities who have little or no connection to Portland.

Maine needs a comprehensive housing plan that includes constructing more properties that have single room occupancy as well as cooperative housing where the buildings are built on state or municipally owned land that is leased back to the co-op for 99 years.

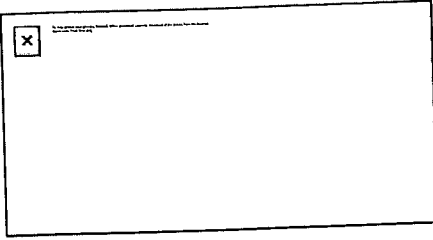
The goal of rent stabilization can be attained by allowing the free market to set rents commensurate with the size, quality and condition of the unit.

In my opinion, rent control or rent stabilization discriminates against owners of multi-units as a class of business owners.

Yours in the spirit of keeping Maine a place that is welcoming to all, including tax payers and property owners.

Kindest regards,

Jaye Gorham
Broker



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