

Blum, Alyster

From: Dr. Stephen Tyks <stevetyks@gmail.com>
Sent: Saturday, April 19, 2025 9:42 AM
To: Cmte HED
Subject: Please Oppose LD 1534

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This message originates from outside the Maine Legislature.

Hello,

I just wanted to say that I hope you will oppose this bill for a number of reasons but it is timely for me, in a bad way, in that I have put close to \$20,000 dollars into only a 2 unit in Skowhegan.

Much of the needless are the result of tenants I could neither collect rent from nor evict in a timely manner due

to covid restrictions. Because I could not get in there, safely, (drug addicted tenants) in my mind with contractors, not only was there immense, wantingly cosmetic damage but even structural damage from ongoing water damage in the bath.

The floor and some of the main structural timbers that support the building below the bath had to be replaced. Soon I will need a new heating system which I am told will be up to \$14K in my situation.

When you have a duplex and one unit is offline for a couple years or more, as in my case, it just is not worth it to own rental property. I am typically at or usually below market for rents.

I am beyond retirement age. It will take years to recoup the money I have put into this building in part due to difficulty evicting purposefully destructive tenants.

Thanks for your consideration.

Stephen L. Tyks
Skowhegan, Maine