

**Blum, Alyster**

**From:** Heidi Nottonson <heidi@heidinottonson.com>  
**Sent:** Friday, April 18, 2025 10:20 PM  
**To:** Cmte HED  
**Subject:** Please Oppose LD 1534

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**This message originates from outside the Maine Legislature.**

Hello.

My name is Heidi Nottonson and I own a rental property in Portland (and I live in South Portland). I am a constituent and would like my voice heard.

I have been losing money every month for the last 12 months even while I have 2 tenants in my 2-unit. I had unexpected costly repairs including the replacement of the boiler when the previous one broke down in the middle of the cold season. I also had to begin a monthly pest control contract, do an electrical repair and a radiator upgrade, which means I have been in a deficit every month for this entire year. The only way I can remotely recoup my loss is to hope the upstairs tenant vacates at the end of the lease so I can replace damaged flooring, repaint, do some repairs and increase the rent (which my base rate allows for).

The value of the smaller unit went down, so I lost 2 months of rent while preparing it for a tenant at a lower rental amount. The tenant in the larger unit couldn't pay as much this year and I had to renegotiate her lease to a lower amount. If the tenant in this larger unit were to choose to stay (and didn't leave at the end of her lease), then I will keep losing money month over month and will be unable to afford my mortgage, the utilities and other needed repairs. I have to hope she leaves voluntarily so I can fix it up and charge enough to cover my expenses moving forward. (My base rent will allow me to charge more, which is my only hope for not losing money next year.). If this tenant stays, then I don't even have the ability to sell the unit because who would want to buy the building if it is losing money every month? This would cripple me in such a way that I won't even be able to afford my primary residence.

As the landlord and property owner, I need the ability to make wise decisions to keep the asset (the building) in good/safe working order for the "health" of the building, the safety/wellness for the tenants, and to have this align with the "health" of my financial means. This does not mean I am being greedy or uncaring. I am afraid that the compounding effect of deferred maintenance will cripple me and not allow me to keep the building in good working order for the inhabitants. The building's "health" is important for the vitality of my present and future as well as that of the neighborhood and community at large. Please pay attention, because landlords are people, too!

Most sincerely,

Heidi Nottonson  
207-615-8836  
Landlord of only one 2-unit building in Portland