

From: John McNaughton <John.McNaughton@generalpropertiesllc.com>
Sent: Friday, April 18, 2025 4:32 PM
To: Cmte HED
Subject: PLEASE OPPOSE LD 1534

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This message originates from outside the Maine Legislature.

Honorable Committee Members,

My name is John McNaughton, and I live in Hallowell, Maine. My wife and I have owned rental properties since 2001.

I am writing to ask you to oppose LD 1534 because of the unintended consequences that would occur if passed.

Removing the ability to conduct no cause evictions puts other tenants at risk if someone at a property is creating a hazard that can affect other units. We have great landlord / tenant relations and yet occasionally some tenants end up making poor choices that can cause unsanitary or unsafe conditions that affect other respectful tenants. Respectful tenants will be punished by LD1534 if passed because the property owner will be impeded from being able to remove the offending tenant from the property by using the 30 day no cause eviction process. 30 day is a misnomer because it has been our experience that a 30 day no cause eviction takes longer than 30 days. It is usually 45-60 days by the time the sheriff delivers the notice with the required time in advance prior to the court proceedings, the courthouse holds eviction proceedings, the writ is issued but is sometimes extended based upon what happens at the hearing, the sheriff delivers the writ etc. etc. Again, this process almost always ends up giving the tenant that is being evicted more than 30 days to find new housing.

Other disastrous consequences will be the red tape and legal confusion that will result, declining property values (which results in lower property tax revenue to the community) as new property owners shy away from rent controlled areas, (Portland multi-unit prices have declined as a direct result of rent stabilization), and an artificial incentive for tenants to stay in place longer than they may have originally intended instead of pursuing a new home thus hindering a new individual or family that needs housing from finding space.

Finally, and no less important, we are a small rental property owner and cannot afford the extra administrative costs associated with continually increasing local and state regulations. If this trend continues, only out of state consortiums like Black Rock will eventually own everything because they are large enough to absorb the frustrations and losses that these changes cause. Then the state will be faced with absentee landlords that have no relationship whatsoever with their tenants and that is never a recipe for success. We pride ourselves on attentiveness to our tenants needs and respond to maintenance calls in a timely fashion. The larger entities often use overseas call centers and tenants are left waiting for long periods before anyone shows up to address their concerns which causes additional problems downstream.

Please Oppose This Bill!

Respectfully,
John McNaughton

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