

From: Deborah Sciascia <dgsciascia@gmail.com>
Sent: Friday, April 18, 2025 4:07 PM
To: Cmte HED
Subject: statewide rent control

Follow Up Flag: Follow up
Flag Status: Flagged

This message originates from outside the Maine Legislature.

Dear legislators,

I oppose the proposed rent control initiative. I own 2 properties with a total of 4 apartments in Bath. After five years of owning them, this year for the first time I actually didn't incur an annual loss on the investment and paid income tax on the net.

I invested some of my retirement savings into this enterprise as a supplement to my retirement income, which is not substantial. I have invested heavily in making improvements and updates to the apartments, trying to make the premises better for current and future tenants. I believe that my apartments are nicer than the many in the area because of these investments.

While I have only been in this business for 5 years, I have had some experiences with tenants that abandoned the property, did not buy oil so that the pipes froze, left an apartment trashed, and in one instance purposely destroyed an appliance. Fortunately, most of the tenants have been better than that. Still, one bad tenant can cost thousands of dollars in repairs and lost rent, thus ruining an otherwise good year. That is something that I cannot afford to happen more than it already does.

While I grew up in Maine, I spent all of my working life living in other states, often renting. In California for instance, a state with strict rent control and eviction laws, it has been my experience that even in expensive complexes, they have difficulty evicting tenants. As a result, maintenance (particularly for common areas) is delayed for several months or even years. Please consider that additional restrictions may be detrimental to the rental housing market, rather than helping out tenants.

As a retired person hoping to supplement my income, I hope that the legislature will consider the situation of the small landlord and not adopt the sweeping changes that are proposed.

Thank you for your consideration of the above,
Deborah Sciascia
Bath