

From: Reuben Caron <reuben.caron@gmail.com>  
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To: Cmte HED  
Subject: Please Oppose LD 1534

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- **Impact on Landlords and Housing Market:** Revoking state law on no-cause evictions and imposing rent controls disproportionately affect small landlords. Without the option to remove problematic tenants, they may be forced to retain those who create hostile or unsafe environments - putting respectful tenants at risk and exposing landlords, especially small property owners, to costly and prolonged legal battles - OR to exit the market entirely, worsening Maine's housing crisis.
- **Bureaucratic and Legal Burden:** Requiring annual reporting to both the Maine State Housing Authority and the Maine Office of Community Affairs, while allowing towns to adopt their own eviction proceedings, adds unnecessary red tape and legal confusion. This places an undue burden on small landlords, pushing many to leave the rental market, and creates chaos for courts, lawyers, and tenants accustomed to consistent state eviction laws.
- **Disincentivizing Development and Reducing Property Values:** 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.
- **Market Stabilization and Reduced Mobility:** Maine's rental market has already stabilized organically, with many landlords reporting longer vacancy periods and reducing rents to stay competitive. However, rent stabilization discourages tenant turnover, limiting housing availability and making it harder for newcomers - especially young families and Maine's workforce - to find a place to live.
- **Financial Impact and Tax Burden Shift:** Rent stabilization lowers property values, reducing property tax revenue and shifting the burden to single-family homeowners, including the elderly and struggling families. It also disproportionately harms small landlords, who often lack the financial cushion to absorb mandated rent caps and rising costs.