

From: Veronica Schneider <sproperties207@gmail.com>  
Sent: Friday, April 18, 2025 2:23 PM  
To: Cmte HED  
Subject: Concerns Regarding LD:1534

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

Dear Housing Committee,

I hope this message finds you well. My name is Veronica Schneider, a realtor and landlord with over two decades of experience in our local real estate market. Today, I am compelled to express my concerns regarding LD:1534. While it is uncommon for me to engage in legislative discourse, the implications of this proposal are quite alarming.

**\*\*Effects on Landlords and the Housing Market:\*\*** The proposed elimination of state protections against no-cause evictions, along with the introduction of rent control measures, poses a significant threat to small landlords, like myself. Without the ability to remove disruptive tenants, landlords may find themselves obligated to retain individuals who foster unsafe or hostile living conditions. This not only jeopardizes the welfare of responsible tenants but also subjects landlords—especially those managing smaller properties—to the risk of costly and lengthy legal entanglements. In extreme cases, this may force them to withdraw from the rental market entirely, further intensifying Maine's housing crisis.

**\*\*Administrative and Legal Challenges:\*\*** The mandate for annual reporting to both the Maine State Housing Authority and the Maine Office of Community Affairs, combined with the option for municipalities to implement their own eviction procedures, creates unnecessary layers of bureaucracy and legal uncertainty. This added complexity imposes a heavy burden on small landlords, potentially driving many to exit the rental market. It also leads to confusion for courts, attorneys, and tenants who rely on consistent state laws regarding evictions.

**\*\*Discouragement of Development and Declining Property Values:\*\*** These regulations may inhibit the development of new housing, which is urgently needed in Maine, and could lead to a decrease in property values. For example, in rent-controlled areas like Portland, the value of multi-unit properties has notably declined due to the effects of rent stabilization policies.

**\*\*Market Stability and Limited Mobility:\*\*** The rental market in Maine has already begun to stabilize naturally, with numerous landlords reporting longer vacancy periods and reducing rents to remain competitive. However, implementing rent stabilization could discourage tenant turnover, limiting housing availability and making it more challenging for newcomers—particularly young families and workers in Maine—to find appropriate housing.

**\*\*Economic Consequences and Tax Burden Shift:\*\*** Rent stabilization is expected to lower property values, which in turn decreases property tax revenues and shifts the financial burden onto single-family homeowners, including seniors and families facing economic difficulties. Furthermore, small landlords, who often lack the financial cushion to absorb mandated rent caps and rising costs, will suffer disproportionately.

I implore the committee to carefully consider the extensive ramifications of LD:1534 on our housing environment and the difficulties it presents for small landlords and the wider community. Thank you for your attention to this vital issue.

I want to emphasize that owning properties is a true passion of mine. I am dedicated to providing quality and affordable housing for my tenants. As a landlord, it is essential for me to generate sufficient income to maintain my buildings, cover property taxes, and keep pace with inflation.

Warm regards

Veronica

*Veronica Schneider*  
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