

Blum, Alyster

From: Nancy Charlebois <nancy@jadeintegratedhealth.com>
Sent: Friday, April 18, 2025 1:22 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 Nancy Charlebois and my husband and I own one rental unit in Portland.

We oppose LD1534 because :

Revoking state law on no-cause evictions and imposing rent controls disproportionately affect small landlords like us . Without the option to remove problematic tenants, we may be forced to retain those who create hostile or unsafe environments - putting respectful tenants at risk and us, especially small property owners, to costly and prolonged legal battles - OR to exit the market entirely, worsening Maine's housing crisis.

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.

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.

Thank you for your consideration,
Nancy Charlebois

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Jade Integrated Health
Portland and Brunswick, Maine