

Blum, Alyster

From: Joel Gilbert <joel@berryfruitfarm.com>
Sent: Friday, April 18, 2025 12:38 PM
To: Cmte HED
Subject: Opposition to Proposed Eviction and Rent Control Laws

Follow Up Flag: Follow up
Flag Status: Flagged

This message originates from outside the Maine Legislature.

Dear Maine Housing Committee,

As a local landlord who has invested in two small apartments in Jay, I strongly oppose the proposed legislation revoking no-cause evictions, imposing rent controls, and adding bureaucratic requirements. These changes threaten Maine's housing market and unfairly burden small landlords like me.

Eliminating no-cause evictions forces landlords to keep disruptive tenants, risking safety and costly legal battles. Rent controls, as seen in Portland, reduce property values, deter new housing development, and push small landlords out, worsening the housing crisis. Requiring annual reporting to state agencies and allowing towns to set eviction rules creates excessive red tape, confusing courts and tenants. Maine's rental market is already stabilizing, with landlords lowering rents to stay competitive, but rent controls limit tenant turnover, blocking new residents. Lower property values also cut tax revenue, shifting burdens to homeowners.

Please reject these policies and pursue solutions that support housing affordability without harming small landlords or the rental market.

Sincerely,

Joel Gilbert

Wholesome Housing LLC

Sent from my iPhone