

Blum, Alyster

From: Rhonda White <rwhite16@gmail.com>  
Sent: Friday, April 18, 2025 12:27 PM  
To: Cmte HED  
Cc: Rhonda White  
Subject: Please Oppose LD 1534 I am a Small Landlord

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

Hi. It seems I am often having to defend myself and my one 4-unit apartment building now. Why are you going after landlords? This extreme and far reaching ordinance is not going to solve your affordable housing crisis but make it worse. I thank God my apartment building is NOT in PORTLAND! I have a friend who is selling 2 of his buildings in Portland because of the extreme overreach by the city on rent control. That was his retirement income and he had no intention of selling prior to rent control being adopted.

I have owned one 4-unit apartment building in South Portland (and live in a single family home in SoPo as well), primarily by myself for almost 26 years. It is my retirement income and I thank God I had the courage to buy it at the age of 34. I just turned 60 and stress is even less welcome in my life especially when it is forced on me from people I don't even know who may not even be a landlord and know what it is like. It was alot to manage because I ended up being a single parent for the majority of this time. So clearly, as you can imagine if this were you, you don't want anyone messing with your hard earned retirement income. How incredibly wrong of you not to give me permission to evict a tenant that is unsafe for my other tenants or causes them much stress or damages my property. Thankfully I have regretted only 2 sets of 2 renters and those 2 sets caused me much stress and money (and stress on my other tenants as well). And thankfully they left on their own but what if they hadn't? I can't evict them? As a matter of fact, I was at a birthday party last month talking with some friends who have been through expensive hell by renting out of the goodness of their heart to an asylum family on GA and it turned into a 6-year long nightmare that caused other tenants to move out, water damage, repeated need to buy new stoves, damage to inside and outside and now they have to completely gut the apartment. And guess what, they are under rent control on top of it all! Thankfully the tenants left on their own or my friends would have had to evict them and incurr legal fees on top of it all to the tune of \$350-\$450 an hour! People like me and my friends and a lot of Maine landlords, buy an apartment building to help secure their financial future and work hard to maintain it well and do right by their tenants. Don't steal this from me or them or the wonderful homes they provide to many Maine renters. I have one tenant who has lived in my building for longer than I've owned it. She is in her mid-70's now and I watch out for her. I clean and move her car in snow storms. My other tenants take her trash out for her. We take care of each other.

I very much support the rental housing alliance opposing view points as noted below and 100% oppose LD 1534. Thank you for listening. Rhonda White

- **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.