

Blum, Alyster

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From: Joan Peterseh <joanp@me.com>  
Sent: Friday, April 18, 2025 12:16 PM  
To: Cmte HED  
Subject: Opposing LD 1534

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This message originates from outside the Maine Legislature.

Hon. Chairs Sen. Curry and Rep. Gere and Honorable Committee Members, I am JoAn Petersen of Swanville, a landlord of single family homes and property owner considering development of more rental housing units.

I oppose LD 1534 and present the following points:

1. Revoking no cause evictions is a reason for me to exit the rental market. I need flexibility for maintaining a safe environment within my budget constraints and availability if family or I would need a particular housing unit for our own residence.
2. Annual reporting is an onerous burden of paperwork. Who for and exactly what would be the purpose of more paperwork.
3. The attempt at rent stabilization in Portland, one of the strictest in the country, has resulted in Reduced Property Values. In my current considering of a new project, this law has me on hold. Any new project would be dead on arrival if this law is passed.
4. The ramifications of this law would have the opposite effect from the intent. We need more housing, and for it to be affordable, we need less regulation, not more.

We landlords want to provide an attractive and affordable home for Maine families. Please help us by not adding more burdens. I would much rather spend my "landlord work time" planting flowers or painting a room than filling out forms. Thank you for giving this matter thought and foresight.

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