

Blum, Alyster

From: nick@flaggshipme.com  
Sent: Friday, April 18, 2025 12:07 PM  
To: Cmte HED  
Subject: Please oppose LD 1534

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

Dear Housing Committee,  
My name is Nicholas Flagg. My wife, two children and I live in Gorham. I strongly oppose LD1534 for several reasons but most importantly because of the restrictions it imposes on landlords like us to combat rising costs that are out of our control. If you are going to have rent control, then there also needs to be cost control. For example, in the last few years we have seen significant increases in our property taxes, utility prices and maintenance costs. These rising costs have happened in both Gorham and Westbrook. Without the ability to raise our rents after these increased costs, we would have been in the red on all our rental properties and forced to sell or convert them into condo's for sale, further exacerbating the shortage of available rental units.

In conclusion, this bill will cause unintended catastrophic consequences to Maine's already troubled rental market. We are already seeing organic rent stabilization so please allow the free market to continue to course correct without adding unnecessary bureaucratic red tape and burden on local municipalities.

Respectfully,

Nick Flagg  
c: (207)415-6807