

Blum, Alyster

From: Bk Homes <bkhllc@gmail.com>
Sent: Friday, April 18, 2025 12:00 PM
To: Cmte HED
Subject: Please Oppose LD 1534

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This message originates from outside the Maine Legislature.

I am retired and my entire retirement income (other than a very small Social Security check) comes from the 5 old buildings I own, a total of 24 units. I do everything I can to keep my rents below the current market rates because I have been a working stiff all my life and know how difficult times can get for working people. However, if you freeze my ability to adjust rents according to, for example, a need to make a major repair, this will hamstring me. I try to keep a savings account for unexpected repairs but am not always able to do that. Even when I have one, the account can be drained by one big expense (i.e., a roof or a heating system) and I have to recoup those expenses over time.

Please, leave housing alone. Most landlords are responsible people. For small landlords like me, it's our livelihood. I keep all of my buildings up to code and ensure they are clean and safe for my tenants. I have good tenants who appreciate the fact that I manage my own buildings, and appreciate the lower rents I charge.

Please, don't do this. If you must, go after the big corporations that own hundreds of units. Don't make it apply to those of us who only own a handful of apartments.

Kay Shafer
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