

From: R&K Property Management <randkpropman@gmail.com>
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To: Cmte HED
Subject: ATTENTION - LD 1534

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This message originates from outside the Maine Legislature.

To: Housing committee working on LD 1534:

Hello, I'm John Karnes from Bangor and I'm writing to strongly oppose the proposed bill LD 1534. My wife Laurie and I have been in business as a building contractor and property owner and manager for over 30 years. We have purchased and restored many buildings in the Bangor area over the years and provided high quality housing at a fair price. We currently own 97 residential rental units. The state of Maine is increasingly against small businesses succeeding and they are working on making it worse; to the point of making those of us who are left want to pull our interests out and move where the conditions are not so unfairly skewed against us succeeding. If you allow this bill to pass you are working on making Maine more hostile to small businesses and driving them away.

- Tenants have the right to end their tenancy for no reason; this law wants to remove our right to do the same. This takes away our recourse to protect our livelihoods from being destroyed and to maintain a safe environment for the neighbors, the good citizens who have the right to live safely and undisturbed by violent criminals. What motivation does a tenant have to be a good steward of their home if the State of Maine is not only **not** incentivizing them to take responsibility to make their tenancy succeed but specifically encouraging the abuse of their landlords?
 - The burden of reporting to the Maine State Housing Authority and the Maine Office of Community Affairs, while allowing towns to adopt their own eviction proceedings, creates increased expense and waste and abuse of resources. In my years of experience, Maine State Housing has always had a negative, punitive management style against landlords, like it's their job to delay and create barriers to success for landlords and developers. This does not accomplish anything positive for anyone.
 - These laws are going to drive away landlords and developers, increasing the housing crisis. We are trying to succeed in business to make a living and even though the state clearly does not care about us succeeding, they cannot provide housing without us.
 - I have many tenants who are paying rent significantly lower than market value rent for their units. It is because they have lived there for many years and have been good tenants and we have not raised their rent. If this law passes, we will be forced to raise the rents as much as possible to avoid being stuck and not able to raise them if expenses rise beyond our ability to keep the rent at that level.
- Passing these laws will immediately cause significantly increased rent and higher costs to tenants.

Consider what you stand for and what you are trying to accomplish; why do you want to further ruin the state of Maine for small businesses? Why do you want to create more bureaucracy; more controlling agencies and to take away the rights of property owners who want to work as a team in a commonsense way with tenants so both parties can succeed? Please do not let this law pass.

Sincerely,
John Karnes
207-852-7589

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