

Testimony of Therese Acord

Public Hearing on LD 1534 An Act Enabling Municipalities to Protect Tenants and Stabilize Rents
April 24, 2025

Chairpersons, members of the committee, and fellow citizens,

My name is **Therese Acord**. My husband, **Christopher Acord**, and I are landlords of multiple rental properties in **Richmond, Maine**. We've been active in our community for many years and have always worked to keep our rents reasonable and our properties well-maintained.

As long-term landlords, we are deeply concerned about the impacts this bill would have on small property owners like us—and on the broader housing market in Maine.

First, **the implementation of rent control would force us to significantly increase rents now** to get ahead of future restrictions. Ironically, a bill intended to help tenants could actually drive up rent prices in the short term and stifle housing supply in the long term. This bill would also **drastically reduce the value of residential real estate**.

Second, **revoking no-cause evictions is not a practical or fair solution**. No one wants to evict a good tenant—those relationships are vital to our success as landlords. But when we face dangerous or highly disruptive behavior, action is needed. We recently had a case where it took **four months to evict a tenant whose actions put other residents at risk**. The process was expensive, emotionally draining, and unfair to our other tenants who had to live with the situation for far too long. **Evicting bad tenants should not be made harder—it should be a landlord's right when necessary**.

When it comes to **rent stabilization**, I firmly believe the **market should dictate pricing**. Artificially controlling rents discourages investment in new housing. In growing areas of Maine, especially where skilled professionals are needed—like healthcare—limiting housing development through legislation like this will only make it harder to attract talent. If a doctor can't find housing, they won't take the position. That hurts everyone.

Finally, if property values decrease under rent stabilization policies, **will municipalities reduce the property taxes we pay?** Most likely not—leaving landlords caught in a financial squeeze between falling revenue and rising costs.

I respectfully urge the committee to **oppose this bill**. It would have harmful consequences not only for landlords but also for tenants and communities across Maine. We need a smart, balanced housing policy—this bill is not it.

Thank you for your time and the opportunity to speak.

Therese Acord
Richmond, Maine