

LD 1723

5/2/25

Good morning,

I live in a mobile home park in the rural area of Wiscasset. Four years ago, our park was purchased by an out-of-state investor whom we have never met. During this period, he has continually raised our lot rents to where the monthly rent we now pay is more than double what it was when he first took over. What he doesn't know ~ or doesn't *care* to know ~ is that the average income of people living in rural areas is significantly less than the average incomes of those who live in urban and suburban areas. Consequently, mobile home park lot rents in rural areas are considerably less than they are in urban/suburban areas

Not only have our monthly lot rents more than doubled, but the landlord has done little or nothing to make our park a habitable place to live. Many of the lots have serious drainage problems which cause the homes' foundations to sink into the ground; and there are other serious problems in the park as well, including hazardous trees and road conditions, a water supply that periodically becomes contaminated, and septic systems which cause severe overflow.

One of the open fields behind our homes contains large leach fields which frequently overflow and are dangerous. Last summer, my neighbor's five year old child became overly curious while playing outdoors and accidentally slipped into a downward sloping leach puddle... and quickly became immersed in it. His parents had to scrub him from head to toe and remove the STENCH which was a terrible experience for all of them to endure. This little boy was intelligent, good natured and fun loving. NO child should EVER have to experience something like this! He could have very easily contracted hepatitis!

Meanwhile, the landlord has done little or nothing to solve these problems but has only continued to drive our monthly lot rents to increasingly high levels. Clearly, he wants to squeeze as much money as he can from us... all while doing as little as possible to fix the problems which are making our lives increasingly difficult. These irresponsible out-of-state landlords need to be brought under control so that the lives of the people here can be made habitable.

Let's be clear. These out-of-state landlords do not care about us and about our lives. All they want to do is price-gouge as much of our hard earned money as they can from us and take all of that money out of state! This cruel and corrupt behavior needs to stop... and it needs to stop NOW! It's time to stop these extreme rent increases!!

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