

Blum, Alyster

From: Louise Rocha-McCarthy <spotswoodjones@gmail.com>
Sent: Monday, May 5, 2025 2:31 PM
To: Cmte HED
Subject: LD 1806

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This message originates from outside the Maine Legislature.

Dear Representatives,

I am a retired 70 year old widow who lives off the income of two buildings that I own. I reside in half of one in South Portland and rent 3 apartments out in the other one in Portland at 266 Concord West Street. I already have to contend with the complicated funding formula and requirements of the rental restrictions of the referendums in Portland that are so baffling I have to hire help with the formula for rental increases. I have had some wonderful tenants who I still consider friends years after they left and I have had some doozies. You can ask for recommendations and back ground checks all you like. If people lie, there's not much you can do. It's a bit of a crap shoot.

So far, in my building in Portland, I have had tenants on the first floor who have been convicted of child pornography on their computers, allowed a friend to sleep in the basement without my permission that later murdered his girlfriend upstairs in their living room, and an alcoholic husband who hammered holes in the walls. All of these people cost me thousands to evict. The last couple looked so sweet that butter wouldn't melt in their mouths. Unfortunately, they loved to quarrel at 2am in the morning. The screaming, door slamming and pipe busting fights kept the other tenants up. They begged me to get rid of them. I told them to call the cops. The cops told me to evict them. It cost me a fortune.

Your 120 day ban is dangerous. What if the tenants turn out to be drug dealers or worse?

As a landlord, I have a duty to protect not only myself, but my other tenants as well. I need flexibility for that. We all do.

I realize times are hard. They probably will get worse. I am proud that 2 former tenants have been able to save enough to buy homes of their own. But the rental business is getting more and more complicated. We landlords are not the bad guy. We aren't all slumlords. In fact, there's a big difference between little people like me and the corporate landlords and slumlords out there. But LD1806 makes no distinctions. It is poorly written.

Please reconsider,

regards,

Louise Rocha-McCarthy

90 Sawyer Street

South Portland, Maine