

Blum, Alyster

From: Denis Lachman <denis@lachmanarchitects.com>
Sent: Monday, May 5, 2025 10:35 AM
To: Cmte HED
Cc: 'Denis Lachman'; 'Kiya Smith'
Subject: Please oppose LD 1806: An Act to Create a Statewide Rental

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This message originates from outside the Maine Legislature.

To Members of the Housing Committee.

We are writing to urge you to oppose LD 1806: An Act to Create a Statewide Rental. Here is why:

We are Denis Lachman and Kiya Smith, a mom and pop small landlord/family business. Like most rental providers in Maine, we are small. We have 6 rental apartments units in one small building located in a Portland off-peninsula neighborhood. We have lived in and raised our family in the same neighborhood for 25 years. Our son-in-law is the property manager. Our small landlord/family business is neighborhood based and very personal. We know all our tenants well, and treat them as guests, and they stay for many years. Our goal is for their apartment to feel like home.

In order for our tenants to feel at home, all other tenants in the same small building must be respectful and considerate so everyone feels safe. However, just one tenant can be problematic, who is rude, hostile, or inconsiderate and can poison it for others. There are multiple reasons why we might need to not renew a lease or evict a tenant for nonpayment or being problematic, which puts all our other respectful tenants at risk, and undermines the feeling of home we have worked hard to create.

There are multiple reasons why LD 1806 is bad for both tenants and landlords. This email addresses only the most troubling to us.

- Weaponizing Technicalities - Tying basic legal rights - like access to eviction proceedings - to compliance with rental registries is unfair. If we miss a filing or do not notice a change in the law, we shouldn't be stripped of standard existing due process to evict or not renew.
- Keep Maine Maine – Maine is about small businesses. Mom-and-pop landlords like us are already navigating an increasingly complex legal landscape and challenging regulatory environment. Ever more requirements risk pushing us local providers out of the market, leading to further consolidation by large corporate investors.

We appreciate the desire to address Maine's complicated housing problems. But local Maine mom and pop landlords, like us, are the ones who provide rental housing for Mainers. We should not be treated as predatory monsters.

There are multiple reasons why LD 1806 is bad for both tenants and landlords. Please oppose it.

Thanks for your consideration. Denis Lachman and Kiya Smith