

Blum, Alyster

From: nickmansell nickmansell.com <nickmansell@nickmansell.com>
Sent: Sunday, May 4, 2025 10:18 PM
To: Cmte HED
Subject: LD1806 my thoughts in opposition to this new law

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This message originates from outside the Maine Legislature.

Hello, my name is Nick Mansell and I built a duplex in 2012 which I rent out. I am opposed to this new law, LD1806, for the following reasons:

Whether a property is registered or not offers no additional protection to good tenants from bad landlords. This new law offers nothing more than a technical loophole for bad tenants to exploit.

It is already difficult and timely enough to properly evict tenants with the laws as they are, but as COVID showed us, nearly impossible when court systems are stressed due to outside influence. This law only impedes a landlord's right to access the courts.

A landlord following this new law to the letter and registering their property on day one of rental would be forced to wait 120 days to have access to their right to evict tenants from their property. That isn't right.

The eviction process of the court system exists as the sole recourse for people to reclaim their property from unpaying or unabiding tenants--so people don't take the law into their own hands. It is not only unfair but it is unwise to restrict landlords access to the court's eviction process. I can only see tragic consequences from people at a breaking point and feeling forced to take the law into their own hands.

Also: a fine of THREE TIMES THE RENTAL AMOUNT OF THE UNIT if the landlord evicts a tenant for non-payment but fails to register their property EVERY year? Enacting criminal-level fines on people who are otherwise following the law: is absurd.

Thank you,
Nick Mansell

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