

## Blum, Alyster

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**From:** Chris Whidden <whiddenllc@gmail.com>  
**Sent:** Sunday, May 4, 2025 7:24 PM  
**To:** Cmte HED  
**Subject:** Please oppose LD 1806

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**This message originates from outside the Maine Legislature.**

Thank You for taking the time to hear from me. My name is Chris Whidden from Gray ME. I currently own/operate 5 rental properties in the local community.

As a long time landlord with an excellent history of treating my residents/tenants with respect and importance, it blows my mind to think this bill would even be considered using rational common sense.

I feel it would be better to have tenants register as available to rent. Then when they fail to pay, have that effect their credentials. If the tenants cause great destruction, have that effect their credentials. How would this bill ease the risks for the landlords?

Being a small sized real estate investor it is in my best interest for my investments to perform well. Why would landlords ever provide a quality product with added expense and managing head aches dealing with a state registry. Add on rent control and the quality of the rentals will rapidly deteriorate.

If I am facing this kind of regulation then I feel it best to sell to one of these giant property management companies that get subsidies/tax breaks I cannot get!

I do provide housing for some Housing Vouchers tenants. These would be the only units not regulated by this new registry? How does this pass the common sense look???

I am asking you to please strongly oppose this bill. This state and its communities will see a mass sell off and who is left will not invest Cap Ex back into these units. This will cause a large number of "Slums"!

Chris Whidden