

## Blum, Alyster

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**From:** Anita Dore <anitadore@gmail.com>  
**Sent:** Sunday, May 4, 2025 3:45 PM  
**To:** Cmte HED  
**Subject:** Please oppose LD 1806

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

My name is Anita Strods Dore, and I co-own a two-family home in Portland, Maine. I take great pride in being a responsible and caring landlord—one who is responsive, considerate, and supportive of my tenants. I see them not just as renters, but as people I care about. I strive to provide a home that is safe, comfortable, and secure.

Despite my commitment to maintaining quality housing, the financial and administrative pressures of doing so are becoming increasingly difficult. I have a substantial mortgage, and I also pay for gas heat, hot water, water, and sewer services. Nearly all of the rent I collect goes toward covering these essential costs, with only a modest buffer left for unexpected repairs or appliance replacements.

Like many small landlords, I'm finding it harder and more confusing to keep up with the growing number of regulations and paperwork. I want to comply with the law and continue contributing to Portland's housing supply—but LD 1806 will make that significantly harder, not easier.

I urge you to reconsider this legislation. LD 1806 will not solve the housing crisis—it will make it worse by punishing the very people trying to help. Here's why:

- **Weaponizing Technicalities:** Tying fundamental legal rights—like the ability to access eviction proceedings—to compliance with rental registries creates a dangerous loophole. A missed filing or a small administrative error should not strip landlords of due process. That opens the door to abuse and legal inconsistency.
- **Punishing Good Landlords Doesn't Solve Bad Behavior:** Responsible landlords like myself will bear the burden of new fees, paperwork, and penalties. Meanwhile, truly negligent or exploitative landlords—who often operate outside the system entirely—will continue to evade accountability.
- **Duplicative and Bureaucratic:** Much of the information required in rental registries is already available through tax records, code enforcement, or business licensing. Creating a separate registry just adds more red tape without improving housing outcomes.
- **Registration ≠ Accountability:** There is no evidence that simply registering landlords results in better housing. The bad actors aren't the ones filling out paperwork—they're the ones ignoring it. The landlords who comply are already the ones maintaining safe and habitable homes.
- **Disproportionately Burdens Small Landlords:** This bill will hit small, mom-and-pop landlords the hardest. We're already trying to navigate a complex legal landscape while managing tight

finances. Additional burdens will push many of us out of the market entirely—opening the door for large corporate investors to consolidate even more housing stock.

- **Legal Inconsistencies and State Confusion:** Even the Maine Attorney General's own model lease hasn't been updated to reflect recent legal changes. If the state can't keep up, how are individual landlords expected to stay compliant?
- **Costs Are Passed to Tenants:** Every new layer of administrative cost, fee, or potential fine adds to the pressure to raise rents. I hadn't planned to increase rent this year, but I've been approved to raise it by 10% due to capital improvements. Given the rising regulatory risk, I now feel compelled to do so—not to boost profit, but to create a financial buffer in case I'm penalized for unknowingly violating new rules. This unfortunately works against the goal of keeping housing affordable.
- **Focus on Enforcement, Not Paperwork:** If the goal is to improve housing quality and tenant protections, we should invest in enforcing the laws already on the books—not adding another layer of regulation that burdens those of us who are already doing the right thing.

I want to remain a good landlord and continue providing quality housing in Portland, but LD 1806 makes that harder, not easier. Please do not push small landlords out of the market with laws that fail to address the true root causes of the housing crisis.

Thank you.

Anita Strods Dore