

Blum, Alyster

From: Heidi Larson <heidilarsonmd@hotmail.com>
Sent: Tuesday, May 6, 2025 9:12 AM
To: Cmte HED
Subject: LD 1806

This message originates from outside the Maine Legislature.

To Whom It May Concern-Housing Committee:

First of all, I would like to thank you for your service in the State Legislature. I am sure it is not easy!

I received an email from the Rental Housing Alliance of Southern Maine indicating your support for LD1806, and I have some concerns to share with you.

1. I am a single woman of a certain age who owns and manages 4 rental properties in the Greater Portland area. My rents are set fairly in terms of the local market (each is about \$2000), which **DOES NOT** cover my costs for mortgage, taxes, insurance, HOA fees, and maintenance.
2. Tenants are aware that the local laws are on their side. Two of my tenants pay their rent on time, and the other two pay in small increments of \$100-\$300 at a time, leaving me to cover costs and constantly follow up with them. Whenever I threaten eviction, they either a) cry uncontrollably, or b) get support from Pine Tree Legal to negotiate a settlement that brings them up to date while leaving me holding the bag for the costs I incur in the meantime.
3. I have been more than fair with my tenants, and the proposed restrictions in LD1806 would cause me great hardship in terms of covering my costs for owning and maintaining 4 rental units. It is hard enough as it is to hold people accountable to their leases; this proposed legislation would render that task nearly impossible.
4. **I follow the local regulations very carefully and yet have still seen fines for paperwork I missed. Creating a new rental registry with more layers of paperwork and regulatory burden only adds to the complexity of a single person managing her 4 local properties, and will create an unfair and undue administrative burden that is not necessary!**
5. My immediate thought is simply to sell off my condos, which in all likelihood will result in their being managed by large corporations at higher rents in order to cover the administrative burdens those organizations carry.
6. I have worked extremely hard to purchase and maintain these properties. I rarely hire outside contractors. You Tube has been a Godsend. I do all the work myself. I fear you do not understand who the local, small landlords are and what we do to support the community.

While I am sure your support of LD1806 is well-intentioned, I believe you may have overlooked the potential for unintended consequences on small, local landlords who are making a sincere effort to support affordable housing and compassionate and responsive relationships with their tenants. I beg you to reconsider.

Reach out to me any time if you would like to discuss further.

And again, thank you for your service.

Best regards,
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