



# HOUSE OF REPRESENTATIVES

2 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0002  
(207) 287-1400  
TTY: MAINE RELAY 711

## **Karen Montell**

57 Dresden Avenue

Gardiner, ME 04345

Phone: (207) 513-0102

[Karen.Montell@legislature.maine.gov](mailto:Karen.Montell@legislature.maine.gov)

May 12, 2025

*Testimony of Representative Karen Montell in support of*  
**LD 1927, An Act to Protect Housing Quality by Enacting Mold Inspection,  
Notification and Remediation Requirements**  
*Before the Joint Standing Committee on Judiciary*

Senator Carney, Representative Kuhn and distinguished members of the Judiciary Committee, my name is Karen Montell, and I represent House District 54, which includes the Town of Farmingdale and the City of Gardiner. I am here today as a landlord to testify in support of **LD 1927, An Act To Protect Housing Quality by Enacting Mold Inspection, Notification and Remediation Requirements.**

As an owner and manager of rental property here in Central Maine, I understand the many challenges of maintaining income property. Undoubtedly, problems occur and having a mechanism for prompt and necessary action to this issue is paramount. This bill would be both beneficial to tenants and landlords, by establishing well thought out guardrails to better address these issues in a judicious manner. Additionally, as a member of the Maine Indoor Air Quality Council (MIAQC), I appreciate the collaboration of thoughtful, professional expertise to identify ways to better address the issue of mold in rental properties here in our state.

We all understand the immense need for suitable housing here in our state, and whether it be newly constructed or existing supply, we know mold and moisture can be a detriment to both. I believe early detection and communication between tenant and landlord is of utmost importance to keep these properties safe for habitation. Failure to address this issue in the proper time frame can result in more extensive damage to the unit, which could affect other adjoining units, with potential risks to human health. This bill would hold both tenants and landlords accountable to fix these issues by reporting and dealing with these situations in a prompt and responsible manner.

Thank you for your consideration of this important piece of legislation. I am happy to take questions.