

Pinette, Susan

From: Leah Titcomb <ltleah@gmail.com>
Sent: Monday, May 12, 2025 8:31 AM
To: Cmte JUD
Subject: Please oppose LD 1927

This message originates from outside the Maine Legislature.

Hello,

My name is Leah Titcomb and I live in Brunswick, ME and I am a small scale landlord. Please oppose the LD 1927 bill. If this bill passes I will not be able to continue renting my property because of the unrealistic expectations it would put on me as a small scale landlord. This bill will force many landlords to do the same, contributing to the housing crisis in my area. Please consider the repercussions of this bill on people like me and the people I rent to. Here are some of the issues I see with this bill:

- **Good landlords already act quickly** - mandates are unnecessary. Responsible housing providers know that leaks and moisture damage property. Most landlords are already motivated to address these issues fast. This bill adds rigid timelines that ignore the realities of scheduling, staffing, and vendor availability.
- **A 24-hour inspection mandate is unrealistic** - For small landlords, especially in rural areas, inspecting within 24 hours of every reported issue is often logistically impossible, especially on weekends, holidays, or when contractors are unavailable.
- **Five-day remediation is not always feasible** - Moisture and mold remediation often depends on drying times, contractor availability, material access, and weather conditions. Imposing a hard 5-day deadline is arbitrary and sets landlords up to fail even when they're acting in good faith.
- **No definition of "leak event" or "visible mold" invites abuse** - Without clear definitions, tenants could trigger inspections over minor condensation or harmless mildew. This creates unnecessary liability and opens the door to complaints based on normal conditions in Maine's older housing stock.
- **Tenants share responsibility for mold prevention** - This bill does not adequately acknowledge the tenant's role in maintaining a healthy living environment, like using ventilation, reporting leaks early, and avoiding excess humidity. Mold is often caused by tenant behavior, not landlord neglect.
- **Not all mold is dangerous** - Most surface mold is cosmetic and non-toxic. Mandating expensive remediation for every instance, even harmless or minor mold, drives up costs needlessly.
- **Cost-prohibitive for small landlords** - Mandatory mold inspections and remediation could force small landlords out of the market, shrinking available housing and worsening the housing crisis.

- **Creates a “gotcha” system ripe for abuse** - where minor mold is weaponized to withhold rent or delay evictions.
- **Maine already has habitability laws** - Landlords are required to maintain safe and livable units. Adding mold-specific laws is unnecessary and opens landlords to duplicative liability and lawsuits.

Best,
Leah