

Pinette, Susan

From: Francis Leen <fleen2468@gmail.com>
Sent: Sunday, May 11, 2025 7:34 PM
To: Cmte JUD
Subject: LD 1927

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Please consider not supporting this Bill my experience as a landlord is just the opposite, a Tennant should allow a landlord access to a safety issue immediately, I will give you a few experiences we have had over the years

1) Tennant on first floor call about a leak in their kitchen ceiling, after a quick visit poking a screw driver into the sheet rock ceiling allowing a steady steam of water to drain into a bucket, I went to the second floor apartment and ask if they had any water problems, they were quick to say yes and did a repair themselves to a toilet, I ask them to come down stairs and showed them the sagging ceiling and mention maybe next time call us as that is why you pay us rent (\$1,200 repair on us) at the time they had couple pot plants lol

2) just finished a 1 bedroom on the first floor ready for a move in, on my hands and knees in the bathroom I kept wiping up some water, I happen to look up and see the water streaming down the wall assuming it was coming from the 2nd floor apartment bathroom, I quickly ran up the stairs and knocked on the door, at first the Tennant didn't want me in (I was very nice and polite) she finally agree to allow me in, she was very upset and started to cry, I calmly said don't worry let me look over the bathroom, the tub was full of water (warm) and the facet had a slow hot water drip, the sink was full of water either draining, there was a bucket full of water that she was using to bucket from the tub to the toilet, the floor was covered with towels obviously this had been going on for a long time, I ask where she was bathing she said a friends than I ask why hadn't she call us, she started to cry even harder saying she was embarrassed of her house keeping, I leaned forward and could only give her a hug and reassured her I understand and I was here to help only (\$1,400 repair found kitty liter in the drain on us)

3) 4am I get a call from Tennant on the first floor water dripping from her ceiling, I call the up stairs Tennant he had put his Briter water machine under the kitchen facet (the over flow drain was not working he was aware but didn't want anyone in his unit) and fell back to sleep (\$600 repair on us)

2 weeks later cannot believe he does it again, the over flow drain was cleared but he had set his briter water machine on the counter (\$600 repair on us), now the 1st floor tenant wants me to evict the up stairs Tennant and she claims she cannot sleep and is on Meds for anxiety, her anxiety seem to go away when we gave her a month free (\$900 on us)

3) Tennant down stairs call she could hear water running during Covid, we called the up stairs Tennant and ask if we could get in to check out, she refused to allow us in, we kinda understood because of the hype on Covid, we finally got her to allow a plumber in with a I-95 mask to replace the toilet flush valve,

and assured her no one else would be allowed in, we also ask her to stop throwing bags of trash down the stairs in the common hall and please maybe later at night set it out side lol

These people are still with us today, we consider evicting but sometimes you need to look at the rental business as an equity deal and not cash coming in every month

Cindy and Francis Leen
40 years being landlords
Bangor, Maine

Cindy retired as an RN
I retired sales for Pepsi Cola
Past President GBAOMA
Present President MAOMA
Past Commissioner Housing Authority 6yrs
Present re up Commissioner for Housing 2 yrs

I'm pretty sure with the majority of Independent Landlords if they notice a jump in our water and sewer bills and have not heard from a Tennant we make a quick visit

Same thing with roofs we have a direct line to our roofer

Never had any issues with Tenants unless they cannot pay their rent lol