

Pinette, Susan

From: Louise Rocha-McCarthy <spotswoodjones@gmail.com>
Sent: Sunday, May 11, 2025 11:09 AM
To: Cmte JUD
Subject: LD 1927

This message originates from outside the Maine Legislature.

To whom it may concern,

I suspect whoever wrote this bill has never been a landlord. I only own 2 buildings and live in half of one of them. I am retired. The rent is my income. You bet I call someone for help if there is a mold issue! But finding people who can respond quickly is another thing altogether. Our workforce is aging. Finding trained or knowledgeable people who can remediate a mold problem is not easy and seldom quick. We simply don't have enough reliable workers to do the job. Being a small landlord, I have to stand in line. Oh I could always call a "cowboy" and lose my money in order to comply with your 5 day deadline!

He will make the problem worse and rip me and the tenant off at the same time.

I am confused by the need for this law. We already have mold regulations we have to adhere to. The slumlords aren't going to obey anyway. Why take it out on the little guy like me? Mold means there is a leak, and a leak invites carpenter ants. So of course I jump on it. Mold can also mean a dirty tenant. During COVID, I was unable to evict a non paying tenant who was a total pig. He would eat seafood and throw the shells and waste in a corner of the room. I spent thousands cleaning up after him. The stench was so bad I had to wear a mask to do the cleaning. Sometimes, tenants can be pigs, and yes, that can lead to mold!

Sincerely,

Louise Rocha-McCarthy
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South Portland, Maine