

**Pinette, Susan**

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**From:** Jon Doty <jon.e.doty@gmail.com>  
**Sent:** Sunday, May 11, 2025 11:21 PM  
**To:** Cmte JUD  
**Subject:** LD 1927 (opposed)

This message originates from outside the Maine Legislature.

Good evening,

I thank you for your service to the state of Maine through the legislature.

I write to share my opposition to LD 1927. I own/manage a small set of apartments (3 units), and work to be very responsible and hold up my end of the bargain. My tenants know that I am local and responsive. Just today I mowed, weed whacked, picked up trash, picked weeds, and more.

As I understand LD 1927, I would need to inspect concerns raised within 24 hours, which would mean that I could basically never take a weekend away, as most contractors can't provide same-day service. This is simply unrealistic. Further, remediation within 5 days isn't realistic; contractors often aren't available that quickly and while I'm a handy person, I'm not expert in everything.

In my 20 years of experience as an apartment owner/manager, what happens much more often than manager negligence is that tenants either don't notice or leave small leaks/drips unreported, causing much damage that later needs to be expensively repaired. When things are brought to my attention I take care of them, but this is months after the item (usually the sink sprayer...) needs maintenance. Renting is a two-way street, and this bill seems to create yet more hurdles and costs for small apartment owners/managers, who already operate with extremely slim margins, threatening to chase us out of the business.

Sincerely,

Jon Doty (Bradley)