

Pinette, Susan

From: Ara Kemezys <ara.kemezys@yahoo.com>
Sent: Sunday, May 11, 2025 2:58 PM
To: Cmte JUD
Subject: A Maine Landlord asking the committee to Oppose LD 1927

This message originates from outside the Maine Legislature.

Please Oppose LD 1927

Dear Members of the Judiciary Committee

My name is Ara Kemezys and I am a landlord in the State of Maine asking the members of the Judiciary Committee to oppose LD 1927 "An Act to Protect Housing Quality by Enacting Mold Inspection, Notification and Remediation Requirements". While the idea of mold prevention and mitigation for rental units might sound good on the surface, there are a number of problems with this bill.

The first problem with this bill is the 24 hour inspection mandate, 24 hours is too short of a time for a landlord like me to make arrangements with my tenants who work long and often unpredictable hours at times, along with long distance travel. I try my best to meet tenant needs as soon as I can, but there are times where it can be several days for me to do an inspection to evaluate the issue and form a plan for repairs. Another problem with this bill is the 5 day mitigation period, some issues take longer to diagnose and repair correctly than the 5 day period allows for. I've had some leaks that would vary greatly between each rain storm depending on the wind direction, that leak took a long time to evaluate and fix. Another factor would be getting a professional to show up and perform the repairs in a timely manner, there have been times where I had to wait several months before I could get a problem fixed due to weather and/or how busy our local contractors are.

The tenants also share some responsibility in mold prevention, I can't be at all my properties 24/7 so the tenants will have to make sure that sump pumps and dehumidifiers are operating correctly to stop mold problems. My houses are mostly over 100 years old like most other houses in Maine, mold issues can happen at anytime and often by accident, for example a simple spill of water can produce a good amount of mold if not wiped up. Mold is naturally occurring and is present in our environment at all times, not all mold spores are harmful, if we have to treat every spore of mold on our properties, this will make our rental units more expensive.

Most landlords including myself do our best to take care of our properties and solve issues as soon as possible and when they are small. The State of Maine already has housing habitability laws on the books that we comply with to provide the best and safest housing available. Adding more laws like LD 1927 only makes things more complicated and expensive. This is why I am asking for the members of the Judiciary Committee to Vote Ought Not To Pass on LD 1927.

Thank You