

Mike Webster  
Portland  
LD 1534

As a landlord in Portland, Maine, I strongly oppose LD 1534, as it threatens to worsen the already strained landlord-tenant balance caused by Portland's rent control measures. These restrictions have made it difficult to cover rising maintenance costs, property taxes, and insurance, forcing me to delay critical repairs and upgrades. This hurts my ability to maintain quality housing and reduces the availability of safe rentals for tenants. Rent control has also discouraged property improvements and driven some landlords to exit the market, shrinking rental stock. Data from Portland shows a 3% loss of rental units since 2017. LD 1534's push for broader rent control risks replicating this imbalance statewide, stifling investment in housing and leaving both landlords and tenants with fewer options. We need policies that support fair profitability and housing availability, not ones that drive landlords out and degrade rental quality.