



May 17, 2023

Testimony in **SUPPORT to LD 388: An Act to Require the State and Municipalities to Reimburse Landlords for Unpaid Rent During Eviction Moratoriums**

To the Distinguished Members of the Joint Standing Committee on Judiciary:

The Central Maine Apartment Owners Association (CMAOA) is a landlord membership organization of over 650, as well as a cooperative team member of other landlord associations across the State of Maine including: Southern Maine, Lewiston Auburn, Greater Bangor Area, and Augusta Area. We provide educational events, sponsor community events, provide access to discounts on supplies and industry needs like fuels, flooring materials and paint. Our overall goal is to support Landlords in providing safe and affordable housing in collaboration with the valuable good renters in our area. CMAOA and the other organizations are neutral, nonpartisan, member led groups that have the common goal of keeping the rental housing industry safe, educated, and competitive.

We are asking you to **Support LD 388**

During the Covid moratorium many landlords were left losing thousands of dollars by no fault of their own. Many members reached out to our association and spent additional thousands of dollars in legal fees trying to understand what their obligations were in continuing to provide maintenance, utilities, and mortgage payments when they were not receiving any income from the occupied units. As reported by our members, a large percentage of the failure to pay rent during this moratorium were persons who participated in voucher programs and refused to pay their portion of rent. Unfortunately, this had a boomerang effect in many members no longer participating in voucher programs as failure to pay evictions became an unenforceable mandate. CMAOA contends that a bill such as this would help landlords and tenants alleviate disruptions to their tenancy, property services, and income to pay expenses for the owner.

We urge you to Support LD 388

Board of Directors of Central Maine Apartment Owners Association, Waterville, Maine

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