



RENT BOARD

January 24, 2024

5:00 PM

ZOOM INFORMATION:

- a. Please click the link below to join the webinar:

<https://portlandmaine->

[gov.zoom.us/j/86347535152?pwd=RjZOVtIGUzZhZG9JQmJkV0ZvS2FWQT09](https://portlandmaine-gov.zoom.us/j/86347535152?pwd=RjZOVtIGUzZhZG9JQmJkV0ZvS2FWQT09)

Passcode: 233330

Or One tap mobile :

+13092053325,,86347535152#,,, *233330# US

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II. ROLL CALL:

III. APPROVAL OF MINUTES

- a. December 27, 2023 Minutes

IV. COMMUNICATIONS:

Please note: Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. The subject line needs to read "Written Public Comment"

- a. Request to Schedule Appeal Hearing

V. UNFINISHED BUSINESS:

- a. Rent Increase Application - Public Comment
Owner: Michelle Dunham, 55 Sherman St Apt 1, Portland, ME 04101
Address: 55 Sherman St, units 2-7
CBL: 048-D-022-001

VI. New Business

- a. Rent Increase Application - Public Comment
Owner: Anna Fincke and John Bryan Wentzell, 468 Cumberland Ave, Portland, ME 04101
Address: 113 Brackett St, Unit #1
CBL: 045-F-019-012
- b. Rent Increase Application - Public Comment
Owner: Maryann Shea and Christopher Shea, 24 Winding Way, Peaks Island, ME 04108
Address: 78 Mellen St, Unit #6
CBL: 048-C-012-M06
- c. Discussion of 2024 MNOI Application Updates

VII. Adjourn

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, December 27, 2023

II. Roll Call - 0:00:51

Elliott Simpson, Tenant, At-Large - Chair
Barbara Vestal, Landlord, At-Large
Vacant, District 1
Matthew Walker, Tenant, District 2
Vacant, District 3
Vacant, District 4
Philip Mathieu, Tenant, District 5 - Vice Chair

Staff present:

Dylan Orr, Rental Registration Coordinator
Zachary Lenhart Licensing & Housing Safety Manager
Benjamin Plante, Esq., Counsel for the Rent Board

0:01:11 - The Chair announces that items VI.a. - VI.f. have been tabled at the request of the applicant.

III. Approval of Minutes - 0:02:29

a. November 29, 2023 Minutes

0:03:50 - Barbara Vestal moves to adopt the minutes with the substitution of "moves" where "motions" is written and the correction of the chair's name. Seconded by Elliott Simpson. (4-0)

b. December 12, 2023 Minutes

0:13:51 - Barbara Vestal moves to adopt the minutes with the substitution of "moves" where "motions" is written. Seconded by Philip Mathieu. (4-0)

IV. Communications - 0:14:17

a. Dissenting Report - 0:14:30 through 0:26:45

0:28:04 - Elliott Simpson moves to have the Board move into Executive Session. Seconded by Matthew Walker. (4-0)

0:29:03 through 0:37:23 - The Board moves into Executive Session.

V. New Business - 0:37:54

a. Rent Increase Application - Public Comment - 0:39:39

Owner: Michelle Dunham, 55 Sherman St Apt 1, Portland, ME 04101

Property Address: 55 Sherman St, units 2-7

CBL: 048-D-022-001

No tenants spoke as objectors.

No public comment received.

1:39:57 - Philip Mathieu moves to table the application to a future meeting to allow the applicant time to address the questions from the Board. Seconded by Barbara Vestal. (4-0)

VI. Unfinished Business - 1:41:26

a. Rent Increase Application - Public Comment - See 0:01:11

Owner: Forty Nine LLC, 82 Hanover St, Portland, ME 04101

Agent: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Property Address: 19 Parris St, units 1-9

CBL: 033-I-005-001

b. Rent Increase Application - Public Comment - See 0:01:11

Owner: Spar Inc, 82 Hanover St, Portland, ME 04101

Agent: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Property Address: 20 Melbourne St, all 7 units (Legal address is 18 Melbourne St)

CBL: 014-G-014-001

c. Rent Increase Application - Public Comment - See 0:01:11

Owner: West Street Partners LLC, 82 Hanover St, Portland, ME 04101

Agent: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Property Address: 40-42 West St, all 12 units (Legal address is 40 West St)

CBL: 063-H-004-001

d. Rent Increase Application - Public Comment - See 0:01:11

Owner: West Company, 82 Hanover St, Portland, ME 04101

Agent: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Property Address: 55 William St, all 12 units

CBL: 116-A-025-001

e. Rent Increase Application - Public Comment - See 0:01:11

Owner: West Company, 82 Hanover St, Portland, ME 04101

Agent: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Property Address: 60 Carleton St, all 4 units

CBL: 063-D-013-001

f. Approval of Written Findings of Fact and Conclusions of Law for the Rent Board's November 29, 2023 Decisions - See 0:01:11

VII. Adjourn

1:44:10 - Elliott Simpson moves to adjourn the meeting. Seconded by Philip Mathieu. (4-0)



To: City of Portland Rent Board
From: Licensing and Housing Safety Office
Re: Request to Schedule Appeal Hearing

The Rent Board received an appeal of a rent increase pursuant to Section 6-234(e) on January 16, 2024. Section 6-234(e) dictates that upon receipt of the appeal the Rent Board shall schedule a public hearing to be held no more than twenty-one days after the filing of the appeal application.

Sec. 6-234 "(e) Tenants, individually or collectively, who receive notice of a rent increase that they believe does not conform with this Section may file a complaint with the Housing Safety office. The Housing Safety office shall promptly investigate such complaint and take appropriate action. If, within fourteen (14) days of filing such a complaint, the notice is not rescinded by the Landlord, an appeal of said rent increase may be filed with the Rent Board. Upon receipt of the appeal, the Rent Board shall schedule a public hearing to be held no more than twenty-one (21) days after the filing of the completed appeal application. At the public hearing, the Board will consider de novo the rent charged under the existing Rental Agreement, the amount of the proposed new rent, and the factors which may or may not allow such an increase in accordance with this Article. Upon consideration of such evidence, the Board will render a decision as to whether the increased rent is allowable."

Thank you,

City of Portland
Business Licensing & Housing Safety Office

City of Portland – Housing Safety Division
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:

December 27, 2023 – Tabled to January 24, 2024

Owner Name and Address:

Michelle Dunham
55 Sherman St Apt 1
Portland, ME 04101

Agent Name and Address:

N/A

Property Address and Unit:

55 Sherman St, units 2-7

CBL:

048-D-022-001

Tenants/Interested Parties:

Yes

City of Portland – Housing Safety Division
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:

January 24, 2024

Owner Name and Address:

Anna Fincke and John Bryan Wentzell
468 Cumberland Ave
Portland, ME 04101

Agent Name and Address:

N/A

Property Address and Unit:

113 Brackett Street, Unit #1

CBL:

045-F-019-012

Tenants/Interested Parties:

Yes

City of Portland – Housing Safety Division
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:

January 24, 2024

Owner Name and Address:

Maryann Shea and Christopher Shea
24 Winding Way
Peaks Island, ME 04108

Agent Name and Address:

N/A

Property Address and Unit:

78 Mellen St, Unit #6

CBL:

048-C-012-M06

Tenants/Interested Parties:

Yes