

Remote Rent Board Meeting Minutes - Held Via Zoom

Thursday, May 2, 2024

II. Roll Call

Anne-Laure Razat, Tenant, At-Large (absent)
Kristen Carreras, Landlord, At-Large
Matthew Lax, Tenant, District 1
Matthew Walker, Tenant, District 2
Christopher "Buddy" Moore, Tenant, District 3 - Vice Chair
Caleb Roebuck, Tenant, District 4 (absent)
Philip Mathieu, Tenant, District 5 - Chair

Staff present:

Dylan Orr, Rental Registration Coordinator
Benjamin Plante, Esq., Counsel for the Rent Board

III. Communications

No communications received.

No written public comment received.

IV. Unfinished Business

a. Tenant Rights Appeal - Public Comment

Appellant: Bradley Davis, 36 Sawyer St, Unit 1, Portland, ME 04101
Property Owner: Elizabeth Kane, 16252 Bush Rd, Nevada City, Ca 95959
Address: 36 Sawyer St, Unit 1, Portland, ME 04103
CBL: 138-A-012-001

0:06:00 - The Appellant, Bradley Davis, presents the submitted complaint alleging that the Landlord, Elizabeth Kane, is in violation of the Rent Stabilization Ordinance due to raising the rent in 2023 and 2024, claiming the previous tenant left voluntarily and applying a 5% new tenancy increase, failing to register the rental unit, providing false information while registering and failing to provide the Rental Housing Rights document.

0:33:40 - Ethan Strimling, a member of the Maine Democratic Socialists of America, comments as a representative of the appellant and goes into further detail regarding the complaint.

0:42:58 - Bradley Davis comments further on the alleged violations and provides a final statement.

0:51:11 - The Landlord, Elizabeth Kane, provides a response to the complaint and presents their submitted documents.

1:06:00 through 1:43:47 - Public comment received.

1:44:30 - Bradley Davis responds to Elizabeth Kane's comments and public comments.

1:50:35 - Elizabeth Kane responds to public comments.

2:01:58 through 2:08:25 - The Board takes a recess.

2:08:25 - The Chair summarizes the written public comments received.

2:25:23 - Matthew Lax moves that the Board has jurisdiction to hear the complaint pursuant to Section 6-263(c). Seconded by Matthew Walker. (5-0, Razat and Roebuck absent) The motion passes.

3:29:24 - Matthew Lax moves to find that allegations #5 (Leaving rent controlled units unregistered for sixteen months from the time the units entered the rent control market, in violation of sec 6-151(a)) and #7 (Failing to provide the Rental Housing Rights Document or post it in the building, in violation of 6-238(b)&(d)) are true. Seconded by Kristen Carreras.

3:36:25 - The Chair restates the motion to "find violations of 6-233(a) and 6-238(b), (c), and (d)." (5-0, Razat and Roebuck absent) The motion passes.

4:18:27 - Matthew Lax moves to find that the Board's previous findings constitute substantial noncompliance with Chapter 6, find the current base rent is \$1600 and any rent charged above that is due back to the tenant. Seconded by Philip Mathieu. (5-0, Razat and Roebuck absent) The motion passes.

5:13:09 - Philip Mathieu moves to find that based on the evidence presented, the tenant turnover in 2023 was not voluntary. Seconded by Christopher "Buddy" Moore. (5-0, Razat and Roebuck absent) The motion passes.

5:29:53 - Philip Mathieu moves to continue deliberations of item IV.a. to May 13, 2024 at 5:30 PM. Seconded by Christopher "Buddy" Moore. (5-0, Razat and Roebuck absent) The motion passes.

V. Adjourn

5:31:54 - Kristen Carreras moves to adjourn. Seconded by Christopher "Buddy" Moore. (5-0, Razat and Roebuck absent) The motion passes.