



RENT BOARD
September 18, 2024
5:00 PM

ZOOM INFORMATION:

- a. Please click the link below to join the webinar:
<https://portlandmaine-gov.zoom.us/j/85051102580?pwd=NamDeLjcuY5XPQljkMQk8OVNlbcPr.1>
Passcode: 539273
Or One tap mobile :
+16469313860,,85051102580#,,, *539273# US
+19292056099,,85051102580#,,, *539273# US (New York)
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
+1 646 931 3860 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
Webinar ID: 850 5110 2580
Passcode: 539273
International numbers available: <https://portlandmaine-gov.zoom.us/j/85051102580?pwd=NamDeLjcuY5XPQljkMQk8OVNlbcPr.1>

II. ROLL CALL:

III. UNFINISHED BUSINESS:

- a. Rent Increase Appeal
Appellant: Trelawny Tenants Union
Address: 59 State St
Property Owner: 59 State Street LLC, 657 Congress St, First Floor, Portland, ME 04101
CBL: 044-B-047-001
- b. Rent Increase Appeal
Appellant: Trelawny Tenants Union
Address: 655 Congress St
Property Owner: Trelawny 657 LLC, 657 Congress St, First Floor, Portland, ME 04101
CBL: 046-D-021-001
- c. Rent Increase Application - Public Comment
Owner: Eastern Residential Inc., 82 Hanover St, Portland, ME 04101
Representative: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101
Address: 13 Montreal St, Units 1-8 (Legal address is 304 Eastern Promenade)
CBL: 015-B-001-002
- d. Rent Increase Application - Public Comment
Owner: Eastern Residential Inc., 82 Hanover St, Portland, ME 04101
Representative: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101
Address: 19 Montreal St, Units 1-8 & B (Legal address is 304 Eastern Promenade)
CBL: 015-B-001-002
- e. Rent Increase Application - Public Comment
Owner: Eastern Residential Inc., 82 Hanover St, Portland, ME 04101
Representative: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101
Address: 304 Eastern Promenade, Units 1-8
CBL: 015-B-001-002

- f. Findings of Fact and Conclusions of Law for Applications from August 19, 2024 and August 28, 2024 Meetings

IV. New Business

- a. Election of Vice Chair

V. Adjourn

City of Portland – Housing Safety Division
RENTAL INCREASE APPEAL

Date of Hearing:

August 19, 2024 – Tabled to September 18, 2024

Appellant:

Trelawny Tenants Union

TrelawnyTenantsUnion@gmail.com

Owner Name and Address:

59 State Street LLC
657 Congress St, First Floor
Portland, ME 04101

Property Address:

59 State Street
Portland, ME 04101

CBL:

044-B-047-001



September 9, 2024

Re: Notice of Public Hearing

To: Interested Parties of 59 State Street Portland, ME 04101

A request for a hearing regarding the rental property at 59 State St (CBL: 044-B-047-001) has been submitted to the Rent Board. The request submitted by the Trelawny Tenants' Union is in regards to a potential violation of the City of Portland's Rent Stabilization Ordinance by the property owner, 59 State Street LLC. This appeal was previously heard at the August 19, 2024 meeting.

The Rent Board meeting is scheduled for **September 18, 2024** at 5pm. This meeting will be remotely held via Zoom.

The agenda and Zoom link will be accessible by **September 13, 2024** at the link below:
<http://portlandmaine.gov/129/Agendas-Minutes>

***Please note:** Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. Please make sure that the subject line reads "Written Public Comment".

Thank you,

Dylan Orr
Rental Registration Coordinator
City of Portland
389 Congress St
Portland, ME 04101



July 26, 2024

Re: Notice of Public Hearing

To: Interested Parties of 59 State St

At the July 24, 2024 Rent Board meeting the Board voted to schedule a public hearing for the tenants rights complaint submitted by Trelawny Tenants Union in regards to the rental property located at 59 State St owned by 59 State Street LLC. This special meeting has been scheduled for **August 19, 2024 at 5:00 PM**.

Please submit any documentation to be reviewed by Board members by **August 7, 2024**. Be advised, this is a public meeting and all documentation submitted can be subject to any Freedom of Access Act requests.

Rent Board meetings are held remotely via Zoom. The agenda with the Zoom link will be posted by Wednesday, August 14, 2024.

The agenda packet and Zoom link can be found on this page: [Agendas & Minutes - City of Portland, Maine](#)

Thank you,



Dylan Orr
Rental Registration Coordinator
City of Portland
389 Congress St
Portland, ME 04101



Trelawny Tenants Union

TrelawnyTenantsUnion@gmail.com

July 3, 2024

Portland Rent Board

Mr. Buddy Moore

Via email: rentboard@portlandmaine.gov rentcontrol@portlandmaine.gov

Dear Chair Moore,

Pursuant to the standing granted to tenant unions under section 6-243(b) of the city code, we submit this complaint on behalf of all tenants at 655 Congress and 59 State to the Rent Board regarding Mr. Geoffrey Rice and his substantial non-compliance with the Rent Stabilization Ordinance (RSO) as per Sec 6-234 (f).

As you know, Sec 6-234 (f) provides, “[a] landlord who is *not in substantial compliance with any provision of this chapter*, including but not limited to the Rent Stabilization Ordinance, may not demand, accept or retain *any* rent increase otherwise permitted by this section or any other provision of this code or Maine statute.” (emphasis added)

This provision, adopted in 2022 by the voters of Portland, requires that any landlord substantially out of compliance with *any* provision of the City’s building and housing regulations may not impose or collect *any* rent increases on *any* unit until they are back in compliance.

While this complaint will outline multiple separate violations impacting over 50 tenants, as the Rent Board ruled in its 36 Sawyer Street ruling on June 3, 2024, any one of these violations can constitute “substantial non-compliance.”

“... the Board concludes that more than one violation of the RSO is not necessary to constitute substantial noncompliance pursuant to section 6-234(f). In other words, a single violation of the RSO may constitute substantial noncompliance with the RSO for the purposes of section 6-234(f).”¹

Based on individual complaints we have filed, and ultimately confirmed by Portland’s Housing Safety Office (HSO), Mr. Rice has been ruled out of compliance at least 15 times in the past six months, having over-charged tenants almost \$11,000. These violations cover the entire period of 2023 and continue into 2024.

Building	Apt #	Code Case #	Status	Dates Overcharged	Amt. Overcharged
59 State	1	BLDG2306278	Violation	6/2021-11/2023 (29 months)	\$587.13
59 State	2	BLDG2306281	Violation	6/2021-11/2023 (29 months)	\$752.16

¹ Rent Board final decision on 36 Sawyer Street, footnote #4.

59 State	22	BLDG2306283	Violation	11/2022-11/2023 (12 months)	\$188.04
59 State	31	BLDG2306278	Violation	6/2020-11/2023 (41 months)	\$807.56
59 State	45	BLDG2306282	Violation	8/2022-11/2023 (15 months)	\$452.41
59 State	62	BLDG2306283	Violation	9/2020-11/2023 (38 months)	\$1,394.36
59 State	63	BLDG2306283	Violation	1/2023-11/2023 (10 months)	\$250.00
59 State	67	BLDG2306278	Violation	11/2021-11/2023 (24 months)	\$612.96
655 Congress	212	BLDG2306553	Violation	8/2022-2/2024 (18 months)	\$490.08
655 Congress	404	BLDG2306359	Violation	1/2023-2/2024 (13 months)	\$649.20
655 Congress	415-416	BLDG2306359	Violation	1/2023-2/2024 (13 months)	\$363.25
655 Congress	602	BLDG2306360	Violation	10/2021-2/2024 (28 months)	\$707.32
655 Congress	620-622	BLDG2306360	Violation	3/2022-12/2023 (21 months)	\$2,545.68
655 Congress	723-726	BLDG2306362	Violation	2/2022-2/2024 (24 months)	\$1,124.90
655 Congress	819	RCC2400010	Violation	10/2022-6/2024 (21 months)	\$1,238.28
			Total		\$12,163.33

Additionally, the HSO ruled last May, and the Rent Board confirmed last November, that Mr. Rice had illegally passed on a gas fee to almost every tenant in 655 Congress Street, amounting to over \$3,500 in overcharges to 44 tenants from January 1, 2023 to December 1, 2023.

655 Congress

Unit #	Code Case #	Status	Months Overcharged (2023)	Amt Overcharged
203	BLDG2305814	Violation	6 months	\$72.00
204	BLDG2305814	Violation	5 months	\$60.00
208	BLDG2305814	Violation	7 months	\$84.00
209	BLDG2305814	Violation	5 months	\$60.00
211	BLDG2305814	Violation	2 months	\$24.00
214	BLDG2305814	Violation	7 months	\$84.00
222	BLDG2305814	Violation	8 months	\$96.00
303	BLDG2305814	Violation	1 months	\$12.00
306	BLDG2305814	Violation	3 months	\$36.00
309	BLDG2305814	Violation	2 months	\$24.00
311	BLDG2305814	Violation	5 months	\$60.00
312	BLDG2305814	Violation	7 months	\$84.00
315	BLDG2305814	Violation	10 months	\$120.00
320	BLDG2305814	Violation	10 months	\$120.00
322	BLDG2305814	Violation	10 months	\$120.00
324	BLDG2305814	Violation	6 months	\$73.00

326	BLDG2305814	Violation	2 months	\$24.00
327	BLDG2305814	Violation	4 months	\$48.00
405	BLDG2305814	Violation	6 months	\$72.00
410	BLDG2305814	Violation	3 months	\$36.00
411	BLDG2305814	Violation	10 months	\$120.00
418	BLDG2305814	Violation	11 months	\$132.00
501	BLDG2305814	Violation	10 months	\$120.00
503	BLDG2305814	Violation	7 months	\$84.00
510	BLDG2305814	Violation	11 months	\$132.00
601	BLDG2305814	Violation	9 months	\$108.00
604	BLDG2305814	Violation	11 months	\$132.00
610	BLDG2305814	Violation	6 months	\$72.00
620	BLDG2305814	Violation	11 months	\$132.00
627	BLDG2305814	Violation	6 months	\$72.00
701	BLDG2305814	Violation	6 months	\$72.00
707	BLDG2305814	Violation	6 months	\$73.00
709	BLDG2305814	Violation	5 months	\$60.00
710	BLDG2305814	Violation	11 months	\$132.00
718	BLDG2305814	Violation	9 months	\$108.00
720	BLDG2305814	Violation	10 months	\$120.00
723	BLDG2305814	Violation	6.5 months	\$78.00
727	BLDG2305814	Violation	2 months	\$24.00
728	BLDG2305814	Violation	6 months	\$72.00
810	BLDG2305814	Violation	6 months	\$72.00
817	BLDG2305814	Violation	11 months	\$132.00
821	BLDG2305814	Violation	6 months	\$72.00
826	BLDG2305814	Violation	5 months	\$60.00
827	BLDG2305814	Violation	5 months	\$60.00
		Total	295.5 Months	\$3,548.00

The above totals (not including those yet to be uncovered) amount to over \$15,000 in refunds Mr. Rice has had to issue in the past six months for violations covering from June 2020, through the period of January 1, 2023, to June 2024 (another letter of violation was delivered just last week), the period covered since section 6-234(f) went into effect.

We would also like to point out, as your records show, this pattern of non-compliance with Mr. Rice has been non-stop since the ordinance went into effect. This Rent Board recommended that the City fine him \$15,350 back in 2022 for a series of violations including overcharges, repeated illegal rent increase notices, and attempting to charge tenants for personal expenses related to his 3,000 sq. ft. penthouse. At the time, Mr. Rice told the City he would comply, the City believed him, and the fine was not collected.

Additionally, at least five of the rent hike violations above are repeat offenses on the same unit, and sometimes the same tenant. In the complaint we filed with the HSO regarding units 212, 404, 415, 620, & 723 (attached), you will note that Mr. Rice had been ordered to correct problems with these units in 2022. After he corrected them (which he initially did), he actually went back and again imposed illegal rent hikes on those same units.

In particular, please review unit 620. In this instance, three months after he presented the City with evidence that he had refunded the tenant and lowered the rent to the allowable amount, he wrote to the tenant and reinstated the previous illegal rent level. We have enclosed the letter he sent the tenant on March 9, 2022, in which he said, "I received inaccurate information from a rent board employee [Mr. Chuck Fagone] and that was the reason on December 14, 2021, I sent you a check of \$1,991.25..." He then reinstated the previous rent level of \$1,250, almost \$150 above what he had been ordered to charge. Once uncovered by this union over a year later, the city investigated and ordered him to pay back another \$2,545 and drop the rent back to what was allowable by law.

The above violations meet any plausible understanding of what constitutes being "substantially out of compliance" during the period these violations occurred. Additionally, note that these violations are part of a pattern by Mr. Rice. Indeed, as [reported](#) by the Portland Press Herald, Mr. Rice has more violations of the RSO than any other landlord in Portland.

Finally, the rule contained in Sec. 6-234(f) applies broadly to "[a] *landlord*" (emphasis added) who is out of compliance, and bars that *landlord* from raising rents. Nothing in this provision limits the extent of its prohibition merely to the units for which he is presently charging noncompliant rents. The Board should not infer such a limitation where it is entirely absent from the plain language of the ordinance. Rather, the plain language provides that the *landlord* may not impose or collect upon *any* rent increase.

In light of this overwhelming evidence showing clearly habitual substantial non-compliance, we ask that you:

- 1) Require Mr. Rice to rescind all rent increases imposed on all tenants in 655 Congress Street and 59 State Street since January 1, 2023. As you did with 36 Sawyer Street, we ask that at both properties you require him to refund what was collected, forbid him from banking any annual increases which he was never entitled to impose, and insist that he provide 90 days notice for any future increases once he is confirmed to be in full compliance.**
- 2) Recommend a fully public and transparent audit of Mr. Rice's properties to determine where other violations have occurred. Indeed, almost every time we review an issue, it turns out to be a violation. There is simply no reason to believe this trend doesn't exist throughout all of his properties.**
- 3) Impose fines on Mr. Rice to the fullest extent the law allows for this willful non-compliance. Simply requiring him to refund what was not his in the first place, is clearly not a deterrent. Without the prospect of fines, he has already demonstrated that he will continue to brazenly and unlawfully gouge his tenants.**

In regard to point three, we request a fine schedule, at a minimum, similar to what was imposed on the landlord for Sawyer Street:

"The Board finds that it is appropriate to assess a \$100 fine to the Landlords for each instance the Landlords charged the Tenants rent that exceeded the limits established by section 6-234(c)."

In this instance, that fine schedule would look like this:

Building	Apt #	Months Overcharged	FINE
59 State	1	29	\$2,900
	2	29	\$2,900
	22	12	\$1,200
	31	41	\$4,100
	45	15	\$1,500
	62	38	\$3,800
	63	10	\$1,000
	67	24	\$2,400
655 Congress	212	18	\$1,800
	404	13	\$1,300
	415-416	28	\$2,800
	602	28	\$2,800
	620-622	21	\$2,100
	723-726	24	\$2,400
	819	21	\$2,100
Gas Fee		278*	\$27,800
		TOTAL	\$62,900

*This number is below the 296 charges seen in the gas fee chart above because we eliminated those charges from the two units that overlapped between an illegal rent increase and the illegal gas fee (units 620 and 723). We believe Mr. Rice should be fined only once per month when he overcharged a tenant, even if there were two separate illegal charges.

Please note, as you consider these fines, our landlord collects \$2,181,293 annually from the tenants of 59 State Street and 655 Congress (based on CSS published Nov. 2023 rent levels). If the Board fines him the full amount above, it would amount to less than 3% of his gross income from just these two properties. In comparison, the fines the Board issued against the landlord of Sawyer Street, not including your decision to rescind all rent increases on the unit, amounted to almost 15% of their gross revenue.

Less than 3% of gross revenue is not too steep a price to pay for his ongoing negligence, repeat offenses, and blatant reversal of previous directives. In fact, we consider \$100 per instance for a repeat offender to be the minimum. A penalty of \$200 per instance would be more in line.

Thank you for your immediate attention to this matter. We request that all documents and communications pertaining to this investigation be made public upon completion.

Izzy Ostrowski, Matt Walker, Brittany Herland, Brandon Pariseau, Valen Doe, James Dillon, Bligh Godin, Ethan Strimling, Ashley Cordio, Clifford Tremblay, Ian Jacob, David Klosen, Hannah Ferguson, Victoria Van Berlo, Tiffiny McCollett, Hadrienne Hatfield, Abigail Jakub, Kshama Ananthapura, Emily Sanborn, Jacob Pauley, and Tom Baldwin.

TTU Steering Committee & tenants of Geoffrey Rice

Attachment A - City email to Geoffrey Rice demanding proof that he had reimbursed multiple tenants at 655 Congress, including units 212, 404, 415, 620, & 723 (725).

From: [Zachary Lenhart](#)
To: apartmentmart1952@gmail.com; [Gillian Morrison](#)
Cc: [Chuck Fagone](#)
Subject: Re: Housing Issues regarding Apartment Mart, LLC
Date: Tuesday, December 14, 2021 1:18:41 PM
Attachments: [Trewlany Complaint 655 Congress&59 State \(1\).xlsx](#)

Below is the information we still need in order for these properties to be in compliance with the Rent Control ordinance. This information was requested weeks ago. Reinspection fees will start to be assessed if we need to request this information again.

59 State St:

Unit 22: proof/back-up rent was \$1360 in June 2020

Unit 37: proof/receipt of reimbursement

655 Congress St:

Unit 404: proof/back-up rent was \$975 in June/August 2020

Unit 312: proof/receipt of reimbursement

Unit 221: proof/receipt of reimbursement

Unit 415-416: proof/receipt of reimbursement

Unit 725: proof/receipt of reimbursement

Unit 212: proof/receipt of reimbursement

Unit 509: proof/receipt of reimbursement

Unit 620-622: proof/receipt of reimbursement

Attachment B - Email to Mr. Rice from HSO explicitly explaining that the effective date of the base rent was June 1, 2020, not November, 2020.

From: [Chuck Fagone](#)
To: [Apartment Mart](#)
Subject: Re: Questions
Date: Friday, November 26, 2021 9:17:28 AM

When implemented or voted on and passed by the public, the baseline rent was established as of 6/1/2020. Therefore, you need to use what the rent was on 6/1/2020 regardless of who the tenant was at the time. Any new tenants after that time you are limited to 5% increase of that base rent. thanks, Chuck

On Tue, Nov 23, 2021 at 3:48 PM Apartment Mart
<apartmentmart1952@gmail.com> wrote:

If the new rental statutes came into effect in November of 2020, and the units in question at 59 State Street and 655 Congress Street were rented before the new rental statutes were voted into effect, does that make them exempt from the 5% rule? The majority if not all were rented before November 2020.

Thank you,
Meghan

--

Apartment Mart
Residential Rentals
Portland & Biddeford
P: 207-773-1814
F: 207-773-5528

Attachment C - Email to Mr. Rice explaining what the rent levels needed to be for the units audited in 2021.

From: [Chuck Fagone](#)
To: [Apartment Mart](#)
Cc: [Fagone, Chuck](#); [Zachary Lenhart](#)
Subject: Re: Rental increase complaint addressed
Date: Friday, November 19, 2021 12:15:45 PM

Thank you for providing the info. After reviewing:

Please keep in mind that for new tenants, you are limited to a 5% increase over the 6/1/20 rent amount. Based on this, the following units would be capped at 5% and the difference to include the number of months paid over the 5% will need to be refunded to the tenants on the following units. Please provide me with copies of checks and letters to the tenants as you did with 59 State #37

59 State Street

#43 \$1548.75 per month

655 Congress Street

#404 \$971.25
#312 \$771.35
#221 \$1044.75
#415-416 \$934.50
#725-726 \$1501.50
#212 \$745.25
#509 \$740.25
620-622 \$1102.50

In addition, for those where you believe that there was an error in what the Tenants Union provided us for a base amount, please provide documentation for what the lease amount was in June of 2020. Example, 59 State #22.

Finally, please factor in the 75 day notice on any future rent increases. Given the date of 11/19/20, if a rent increase notice was provided to a tenant today, the rent increase would have to be effective 3/1/22.

If you have questions, please advise. thanks, Chuck

Attachment D - Letter Mr. Rice sent to the city and to the tenant in unit 620 as evidence he was in compliance with HSO's requirement to lower the rent and reimburse the tenant for a rent increase violation (similar letters were sent for all tenants under this order).

TRELAWNY 657, LLC

657 Congress Street
First Floor
Portland, Maine 04101
(207) 773-1814

December 14, 2021



655 Congress Street
Apartment No. 620-622
Portland, Maine 04101



Your apartment rental payments beginning November 16, 2020, were One Thousand Two Hundred Fifty Dollars (\$1,250.00) per month. The amount under rent control regulation is One Thousand One Hundred Two Dollars and Fifty Cents (\$1,102.50). The overpayment is One Hundred Forty Seven Dollars and Fifty Cents (\$147.50) per month (\$1,250.00 - \$1,102.50). Enclosed is a check for One Thousand Nine Hundred Ninety One Dollars and Twenty Five Cents (\$1,991.25) for the overpayment of 13.5 months (November 16, 2020 through December 31, 2021). January 2022, and February 2022, rental will be One Thousand One Hundred Two Dollars and Fifty Cents (\$1,102.50). Your rental beginning March 1, 2022, will be based on old rental being One Thousand One Hundred Two Dollars and Fifty Cents (\$1,102.50). Enclosed is your 75 day Notice that your rental beginning March 1, 2022 is One Thousand Two Hundred Twelve Dollars and Seventy Five Cents (\$1,212.75). This is based on increase in CPI and Real Estate Tax increase.

Yours Truly,

Geoffrey I. Rice

**Attachment E - Letter Mr. Rice sent to the tenants of unit 620 rescinding the rent decrease
HSO had ordered him to implement 10 weeks prior.**

Trelawny 657, LLC
657 Congress Street
First Floor
Portland, Maine 04101
(207) 773-1814

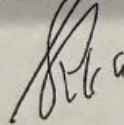
March 9, 2022

[REDACTED]
655 Congress Street
Apartment No. 620-622
Portland, Maine 04101

[REDACTED]

The rent control law passed on November 2, 2020. I have read it three times and have checked with my attorney. The law began November 2, 2020, and runs from that date forward and not before that date to occurrence that happens before November 2, 2020. I received inaccurate information from a rent board employee and that was the reason on December 14, 2021, I sent you a check of \$1,991.25 with my revised 75 day notice. I am not requesting a return of those funds. In the current 75 day notice of a rent increase on June 1, 2022, I am using the old rent at \$1,250.00. We rented your apartment on September 15, 2020, at \$1,250.00 per month to a woman who for personal reasons vacated prior to November 15, 2020. We charged you the same \$1,250.00 rental that she paid us. On the current 75 day notices that a rental increase will occur on June 1, 2022, we are using the amount of \$1,250.00 as the old rental.

Yours Truly,



Geoffrey I. Rice

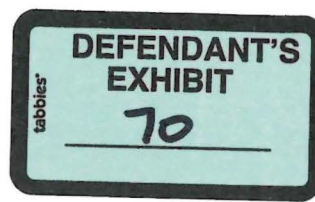
Geoffrey Rice Confirmed Violations/Refunds 2021-2024

	Building	Apt #	Year	Reason	Refund
1	655 Congress	211	2021	Illegal overcharge	\$17.75
2	655 Congress	212	2021	Illegal overcharge	\$442.50
3	655 Congress	220	2021	Illegal overcharge	\$76.13
4	655 Congress	303	2021	Illegal overcharge	\$63.00
5	655 Congress	310	2021	Illegal overcharge	\$218.00
6	655 Congress	312	2021	Illegal overcharge	\$52.54
7	655 Congress	404	2021	Illegal overcharge	\$22.00
8	655 Congress	404	2021	Illegal overcharge	\$15.76
9	655 Congress	404	2021	Illegal overcharge	\$35.63
10	655 Congress	415	2021	Illegal overcharge	\$341.25
11	655 Congress	505	2021	Illegal overcharge	\$253.75
12	655 Congress	509	2021	Illegal overcharge	\$486.50
13	655 Congress	602	2021	Illegal overcharge	\$25.00
14	655 Congress	620	2021	Illegal overcharge	\$1,991.25
15	655 Congress	705	2021	Illegal overcharge	\$172.50
16	655 Congress	712	2021	Illegal overcharge	\$300.00
17	655 Congress	723	2021	Illegal overcharge	\$824.50
18	169 State	3	2022	Illegal overcharge	\$139.38
19	169 State	4	2022	Illegal overcharge	Undisclosed
20	235 Brackett	9	2022	Illegal overcharge	Undisclosed
21	235 Brackett	1	2022	Illegal overcharge	Undisclosed
22	235 Brackett	3	2022	Illegal overcharge	Undisclosed
23	235 Brackett	3	2022	Illegal overcharge	Undisclosed
24	291 Brackett	2	2022	Illegal overcharge	Undisclosed
25	45 State	2	2022	Illegal overcharge	Undisclosed
26	45 State	2	2022	Illegal overcharge	Undisclosed
27	51 State	11	2022	Illegal overcharge	Undisclosed
28	51 State	8	2022	Illegal overcharge	Undisclosed
29	51 State	12	2022	Illegal overcharge	Undisclosed
30	51 State	9	2022	Illegal overcharge	Undisclosed
31	52 Sherman	2	2022	Illegal overcharge	Undisclosed
32	52 Sherman	4	2022	Illegal overcharge	Undisclosed
33	546 Cumberland	6	2022	Illegal overcharge	Undisclosed
34	60 Grant	1	2022	Illegal overcharge	\$916.88
35	648 Forest	3R	2022	Illegal overcharge	\$355.44
36	655 Congress	403	2022	Illegal overcharge	\$22.05
37	658 Congress	304	2022	Illegal overcharge	\$2,197.13
38	658 Congress	201	2022	Illegal overcharge	Undisclosed
39	658 Congress	204	2022	Illegal overcharge	\$1,509.00
40	658 Congress	207	2022	Illegal overcharge	\$466.68

41	658 Congress	207	2022	Illegal overcharge	\$334.25
42	658 Congress	403	2022	Illegal overcharge	Undisclosed
43	658 Congress	301	2022	Illegal overcharge	Undisclosed
44	684 Congress	6	2022	Illegal overcharge	Undisclosed
45	684 Congress	9	2022	Illegal overcharge	Undisclosed
46	684 Congress	1	2022	Illegal overcharge	Undisclosed
47	684 Congress	3	2022	Illegal overcharge	Undisclosed
48	684 Congress	2	2022	Illegal overcharge	Undisclosed
49	59 State	1	2023	Illegal overcharge	\$587.13
50	59 State	2	2023	Illegal overcharge	\$752.16
51	59 State	22	2023	Illegal overcharge	\$188.04
52	59 State	23	2023	Illegal overcharge	\$3,354.86
53	59 State	24	2023	Illegal overcharge	\$4,000.00
54	59 State	31	2023	Illegal overcharge	\$807.56
55	59 State	45	2023	Illegal overcharge	\$452.41
56	59 State	62	2023	Illegal overcharge	\$1,394.36
57	59 State	63	2023	Illegal overcharge	\$250.00
58	59 State	67	2023	Illegal overcharge	\$612.96
59	59 State	69B	2023	Illegal overcharge	\$384.83
59	655 Congress	203	2023	Illegal Gas Fee	\$72.00
60	655 Congress	204	2023	Illegal Gas Fee	\$60.00
61	655 Congress	208	2023	Illegal Gas Fee	\$84.00
62	655 Congress	209	2023	Illegal Gas Fee	\$60.00
63	655 Congress	211	2023	Illegal Gas Fee	\$24.00
64	655 Congress	214	2023	Illegal Gas Fee	\$84.00
65	655 Congress	222	2023	Illegal Gas Fee	\$96.00
66	655 Congress	303	2023	Illegal Gas Fee	\$12.00
67	655 Congress	306	2023	Illegal Gas Fee	\$36.00
68	655 Congress	309	2023	Illegal Gas Fee	\$24.00
69	655 Congress	311	2023	Illegal Gas Fee	\$60.00
70	655 Congress	312	2023	Illegal Gas Fee	\$84.00
71	655 Congress	315	2023	Illegal Gas Fee	\$120.00
72	655 Congress	320	2023	Illegal Gas Fee	\$120.00
73	655 Congress	322	2023	Illegal Gas Fee	\$120.00
74	655 Congress	324	2023	Illegal Gas Fee	\$73.00
75	655 Congress	326	2023	Illegal Gas Fee	\$24.00
76	655 Congress	327	2023	Illegal Gas Fee	\$48.00
77	655 Congress	405	2023	Illegal Gas Fee	\$72.00
78	655 Congress	410	2023	Illegal Gas Fee	\$36.00
79	655 Congress	411	2023	Illegal Gas Fee	\$120.00
80	655 Congress	418	2023	Illegal Gas Fee	\$132.00
81	655 Congress	501	2023	Illegal Gas Fee	\$120.00
82	655 Congress	503	2023	Illegal Gas Fee	\$84.00

83	655 Congress	510	2023	Illegal Gas Fee	\$132.00
84	655 Congress	601	2023	Illegal Gas Fee	\$108.00
85	655 Congress	604	2023	Illegal Gas Fee	\$132.00
86	655 Congress	610	2023	Illegal Gas Fee	\$72.00
87	655 Congress	620	2023	Illegal Gas Fee	\$132.00
88	655 Congress	627	2023	Illegal Gas Fee	\$72.00
89	655 Congress	701	2023	Illegal Gas Fee	\$72.00
90	655 Congress	707	2023	Illegal Gas Fee	\$73.00
91	655 Congress	709	2023	Illegal Gas Fee	\$60.00
92	655 Congress	710	2023	Illegal Gas Fee	\$132.00
93	655 Congress	718	2023	Illegal Gas Fee	\$108.00
94	655 Congress	720	2023	Illegal Gas Fee	\$120.00
95	655 Congress	723	2023	Illegal Gas Fee	\$78.00
96	655 Congress	727	2023	Illegal Gas Fee	\$24.00
97	655 Congress	728	2023	Illegal Gas Fee	\$72.00
98	655 Congress	810	2023	Illegal Gas Fee	\$72.00
99	655 Congress	817	2023	Illegal Gas Fee	\$132.00
100	655 Congress	821	2023	Illegal Gas Fee	\$72.00
101	655 Congress	826	2023	Illegal Gas Fee	\$60.00
102	655 Congress	827	2023	Illegal Gas Fee	\$60.00
103	59 State	33	2024	Illegal overcharge	\$922.60
104	59 State	43	2024	Illegal overcharge	\$2,812.41
105	59 State	46	2024	Illegal overcharge	\$882.60
106	655 Congress	212	2024	Illegal overcharge	\$490.08
107	655 Congress	404	2024	Illegal overcharge	\$649.20
108	655 Congress	415	2024	Illegal overcharge	\$363.25
109	655 Congress	602	2024	Illegal overcharge	\$707.32
110	655 Congress	620	2024	Illegal overcharge	\$2,545.68
111	655 Congress	723	2024	Illegal overcharge	\$1,124.90
112	655 Congress	819	2024	Illegal overcharge	\$1,238.28

Total disclosed to date **\$39,347.50**



City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager



Oct 25, 2023

Inspection RCI-111763-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 1 at
59 State St Portland, ME

Tenant was reimbursed \$587.13 for 29 months of overpayment.

The monthly rent going forward has been set to: \$1144.59

Comments:

Initials:

A large, stylized handwritten signature in black ink, consisting of a large loop and a horizontal stroke.

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager



Sep 20, 2023

Inspection RCI-111764-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 31 at
59 State St Portland, ME

Tenant was reimbursed \$807.46 for 37 months of overpayment.

The monthly rent going forward has been set to: \$1228.29

Comments:

Initials:

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Oct 30, 2023

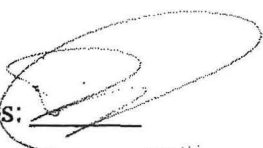
Inspection 116122-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 62 at
59 State St Portland, ME

Tenant was reimbursed \$1394.36 for 34 months of overpayment.

The monthly rent going forward has been set to: \$1646.80

Comments:

Initials: 

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Jan 12, 2024

Inspection RCI-118314-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 602 at 655 Congress St.

Tenant(s) was reimbursed \$707.32 for 29 months of overpayment.

The monthly rent going forward has been set to: \$1,230.98

Comments:

New tenant moved in April 2023. Previous and current tenants were refunded for overpayments and rent was corrected for unit 602.

Initials:

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 52 SHERMAN ST
PORTLAND, ME

048 F010001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge more than base rent plus any	Landlords must reduce the rent to within the required amount and	6/24/2022

allowable increases under Sec.
6-234.

refund any excess rent collected to
any tenants who were overcharged.

Units #2 and #4. Rent increases
retro to 1/1/2021 need to be reviewed
for excessive increases and any
overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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PORTLAND, ME 04101
apartmentmart1952@gmail.com

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PORTLAND, ME

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 60 GRANT ST
PORTLAND, ME

048 D009001

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 45 STATE ST
PORTLAND, ME

044 B030001

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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PORTLAND, ME 04101
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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 684 CONGRESS ST
PORTLAND, ME

055 E035001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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APARTMENT MART
657 Congress Street
First Floor
Portland, Maine 04101
(207) 773-1814

January 13, 2023

June Morvant
429 Deering Avenue
Apartment No. 2
Portland, Maine 04101

169 State Street, Apartment No. 3

Dear June:

You were formally our tenant at 169 State Street apartment number 3. In reviewing our apartment registrations through the City of Portland, we found that we overcharged you throughout your tenancy at 169 State Street resulting in a total of \$139.98 owed back to you.

You began your tenancy September 1, 2020, at the rental rate of \$975.00. Based on the rental board regulations, your rent should have been \$971.25, making a total overcharge of \$3.75 per month (\$975.00 – \$971.25). You paid \$975.00 for the 10 months of September 2020 through June 2021. This leaves a total owed to you of \$37.50 for this time period. (10 months x \$3.75)

Beginning on July 1, 2021 through February 28, 2022 you were charged \$982.10. For these 8 months, you should have also been charged the \$971.25. This results in a credit of \$10.85 per month (\$982.10 – \$971.25) for 8 months, totaling to \$86.80 (8 months x \$10.85) for this period of time.

In March of 2022 your rental then increased to \$1,072.50 based on the allowable increases of CPI and real-estate tax. This increase should have based on the new corrected rent of \$971.25. I have enclosed the letter you received December 10, 2021 showing the break down of this increase. Also enclosed is the same letter but revised to reflect the correct base rent of \$971.25 making the resulting rent beginning March 1, 2022, \$1,068.58 rather than \$1,072.50 leaving a credit of \$3.92 per month (\$1,072.50- \$1,068.58). You paid the rental of \$1,072.50 for the 4 months from March 1, 2022 through June 30, 2022 making a total owed to you for this time period of \$15.68 (\$3.92 x 4).

Based on these three periods where your rental changed, you are entitled to a total credit of \$139.98. Enclosed is a check of this amount.

September 2020 - June 2021	\$37.50
July 2021 – February 2022	\$86.80
March 2022 – June 2022	<u>\$15.68</u>

Total Owed to tenant \$139.98

We hope you are enjoying your new apartment at 429 Deering Ave.

Yours Truly,


Geoffrey I. Rice or His Office Manager

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 684 CONGRESS ST
PORTLAND, ME

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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CITY OF PORTLAND
Permitting and Inspections Department

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 546 CUMBERLAND AVE
PORTLAND, ME

047 A007001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 6/3/2022 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **06/24/2022**. Please be advised that penalties will be applied if the violations are not corrected by that date.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of \$100 per day, and other legal remedies.

This constitutes an appealable decision under Sec. 6-96 of the City of Portland Code of Ordinances. You may appeal this decision by filing an appeal within 10 days of the date on this notice. Please contact the Zoning Division at zoning@portlandmaine.gov for appeal forms. If you choose to not appeal this notice, then you may be barred from challenging the City's determinations in the future.

Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge	Landlords must reduce the rent to	6/24/2022

more than base rent plus any
allowable increases under Sec.
6-234.

within the required amount and
refund any excess rent collected to
any tenants who were overcharged.

Unit #6. Rent increases retro to
1/1/2021 need to be reviewed for
excessive increases and any
overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 648 FOREST AVE
PORTLAND, ME

125 M004001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 6/3/2022 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **06/24/2022**. Please be advised that penalties will be applied if the violations are not corrected by that date.

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Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge more than base rent plus any allowable increases under Sec. 6-234.	Landlords must reduce the rent to within the required amount and refund any excess rent collected to any tenants who were overcharged. Unit #3R. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages must be refunded to the tenant	6/24/2022

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 235 BRACKETT ST
PORTLAND, ME

055 C014001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge	Landlords must reduce the rent to	6/24/2022

more than base rent plus any
allowable increases under Sec.
6-234.

within the required amount and
refund any excess rent collected to
any tenants who were overcharged.

Units #1, #3 and #9. Rent increases
retro to 1/1/2021 need to be reviewed
for excessive increases and any
overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 235 BRACKETT ST
PORTLAND, ME

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psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge	Landlords must reduce the rent to	6/24/2022

more than base rent plus any allowable increases under Sec. 6-234.

within the required amount and refund any excess rent collected to any tenants who were overcharged.

Units #1, #3 and #9. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 235 BRACKETT ST
PORTLAND, ME

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Chuck Fagone
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psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge	Landlords must reduce the rent to	6/24/2022

more than base rent plus any allowable increases under Sec. 6-234.

within the required amount and refund any excess rent collected to any tenants who were overcharged.

Units #1, #3 and #9. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 235 BRACKETT ST
PORTLAND, ME

055 C014001

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Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge	Landlords must reduce the rent to	6/24/2022

more than base rent plus any allowable increases under Sec. 6-234.

within the required amount and refund any excess rent collected to any tenants who were overcharged.

Units #1, #3 and #9. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 291 BRACKETT ST
PORTLAND, ME

054 F038001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge more than base rent plus any allowable increases under Sec. 6-234.	Landlords must reduce the rent to within the required amount and refund any excess rent collected to any tenants who were overcharged. Unit #2 Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenant.	6/24/2022

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 169 STATE ST
PORTLAND, ME

045 A029001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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Sincerely,

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psf@portlandmaine.gov
(207) 756-8131

City Code 6-233, 6-234	Landlords may not charge more than base rent plus any allowable increases under Sec. 6-234.	Landlords must reduce the rent to within the required amount and refund any excess rent collected to any tenants who were overcharged. Unit #3 and #4. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenants.	6/24/2022
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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 169 STATE ST
PORTLAND, ME

045 A029001

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psf@portlandmaine.gov
(207) 756-8131

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

657 CONGRESS LLC
ATTN: SHAWN SMITH 657 CONGRESS ST 1 SUITE FLOOR
PORTLAND, ME 04101

RE: 656 CONGRESS ST
PORTLAND, ME

045 A002001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To 657 Congress Llc,

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Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge	Landlords must reduce the rent to	6/24/2022

more than base rent plus any
allowable increases under Sec.
6-234.

within the required amount and
refund any excess rent collected to
any tenants who were overcharged.

Units #201, #204, #207, #301, #304
and #403. Rent increases retro to
1/1/2021 need to be reviewed for
excessive increases and any
overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

657 CONGRESS LLC
ATTN: SHAWN SMITH 657 CONGRESS ST 1 SUITE FLOOR
PORTLAND, ME 04101

RE: 656 CONGRESS ST
PORTLAND, ME

045 A002001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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allowable increases under Sec.
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refund any excess rent collected to
any tenants who were overcharged.

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and #403. Rent increases retro to
1/1/2021 need to be reviewed for
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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

657 CONGRESS LLC
ATTN: SHAWN SMITH 657 CONGRESS ST 1 SUITE FLOOR
PORTLAND, ME 04101

RE: 656 CONGRESS ST
PORTLAND, ME

045 A002001

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

657 CONGRESS LLC
ATTN: SHAWN SMITH 657 CONGRESS ST 1 SUITE FLOOR
PORTLAND, ME 04101

RE: 656 CONGRESS ST
PORTLAND, ME

045 A002001

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

657 CONGRESS LLC
ATTN: SHAWN SMITH 657 CONGRESS ST 1 SUITE FLOOR
PORTLAND, ME 04101

RE: 656 CONGRESS ST
PORTLAND, ME

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

657 CONGRESS LLC
ATTN: SHAWN SMITH 657 CONGRESS ST 1 SUITE FLOOR
PORTLAND, ME 04101

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 51 STATE ST
PORTLAND, ME

044 B041001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 6/3/2022 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **06/24/2022**. Please be advised that penalties will be applied if the violations are not corrected by that date.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of \$100 per day, and other legal remedies.

This constitutes an appealable decision under Sec. 14-472 of the City of Portland Code of Ordinances. You may appeal this decision by filing an appeal within 30 days of the date on this notice. Please contact the Zoning Division at zoning@portlandmaine.gov for appeal forms. If you choose to not appeal this notice, then you may be barred from challenging the City's determinations in the future.

Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge more than base rent plus any allowable increases under Sec. 6-234.	Landlords must reduce the rent to within the required amount and refund any excess rent collected to any tenants who were overcharged. Units #8, #9, #11 and #12. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenants.	6/24/2022

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 51 STATE ST
PORTLAND, ME

044 B041001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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CITY OF PORTLAND
Permitting and Inspections Department

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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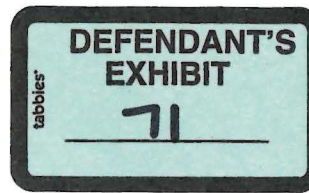
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City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Oct 11, 2023

Inspection RCI-111770-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 2 at
59 State St Portland, ME

Tenant was reimbursed \$752.16 for 24 months of overpayment.

The monthly rent going forward has been set to: \$1477.71

Comments:

Initials:

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Oct 20, 2023

Inspection RCI-111781-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 22 at
59 State St Portland, ME

Tenant was reimbursed \$188.04 for 12 months of overpayment.

The monthly rent going forward has been set to: \$1600.00

Comments:

Initials: DL

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Oct 25, 2023

Inspection RCI-111776-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 44-45 at
59 State St Portland, ME

Tenant was reimbursed \$452.41 for 15.5 months of overpayment.

The monthly rent going forward has been set to: \$1241.55

Comments:

Initials:

A large, stylized handwritten signature or set of initials, possibly "ZL", written in dark ink.

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Oct 25, 2023

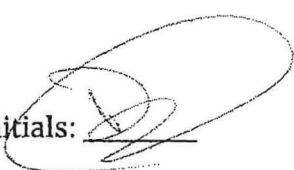
Inspection 113925-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 63 at
59 State St Portland, ME

Tenant was reimbursed \$250.00 for 10 months of overpayment.

The monthly rent going forward has been set to: \$1669.18

Comments:

Initials: 

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager



Oct 11, 2023

Inspection **RCI-111768-2023** has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 67 at
59 State St Portland, ME

Tenant was reimbursed **\$612.96** for **24** months of overpayment.

The monthly rent going forward has been set to: **\$1669.18**

Comments:

Initials: _____

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Jan 12, 2024

Inspection RCI-116917-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 212 at 655 Congress St.

Tenant(s) was reimbursed \$490.08 for 18 months of overpayment.

The monthly rent going forward has been set to: \$902.06

Comments:

New tenant in August 2023. Notices of reimbursement provided for previous and current tenants. Current rent amount corrected for unit 212.

Initials:



December 7, 2023

Code Case number BLDG2305814 has been closed.

The Licensing & Housing Safety Office has reached a decision for multiple units at

655 Congress St

Portland, ME

The monthly rent going forward has been set to: N/A

Comments:

Tenants received notices of reimbursement similar to the attached form. Notices were received for units:

203	321/322	627/628
204	323/324	701/702
206/208	325/326	707/708
209	327	709
211	405	710
214	410	718
222	411	720
303	501/502	723/726
306	503	727
308/309	510	728
311	601	810/811
312	603/604	817
315/317	610	821/822
320	620/622	826
		827

Initials: 

Trelawny 657, LLC
657 Congress Street
1st floor
Portland, Maine 04101
(207) 773-1814

November 22, 2023

██████████
██████████
655 Congress Street
Apartment ██████████
Portland Maine, 04101

Dear ██████████ and ██████████:

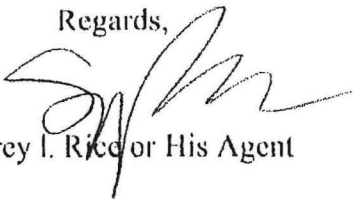
Beginning January 2023 all Tenants were asked to pay \$12.00 monthly for the usage of cooking gas. Per the Rent Board's determination made November 16, 2023, you are no longer required to pay this gas fee. We are reimbursing you for your previous payments. See below for your reimbursement amount,

January 2023	\$12.00
February 2023	\$12.00
March 2023	\$12.00
April 2023	\$12.00
May 2023	\$12.00
June 2023	\$12.00
July 2023	\$12.00
August 2023	\$12.00
September 2023	\$12.00
October 2023	\$12.00
November 2023	\$12.00

Total of \$132.00

Per our letter dated November 3, 2023, your December 2023 rent and majority of January 2024 rent have been credited to you. You can either use this credit of \$132.00 towards the remainder of your January 2024 rent or you can come to the office and we will issue a check for this amount.

Regards,


Geoffrey I. Rice or His Agent

655 Congress St

11/22/23

203	\$72.00
204	\$60.00
208	\$84.00
209	\$60.00
211	\$24.00
214	\$84.00
222	\$96.00
303	\$12.00
306	\$36.00
309	\$24.00
311	\$60.00
312	\$84.00
315	\$120.00
320	\$120.00
322	\$120.00
324	\$73.00
326	\$24.00
327	\$48.00
405	\$72.00
410	\$36.00
411	\$120.00
418	\$132.00
501	\$120.00
503	\$84.00
510	\$132.00
601	\$108.00
604	\$132.00
610	\$72.00
620	\$132.00
627	\$72.00
701	\$72.00
707	\$73.00
709	\$60.00
710	\$132.00
718	\$108.00
720	\$120.00
723	\$78.00
727	\$24.00
728	\$72.00
810	\$72.00
817	\$132.00
821	\$72.00
826	\$60.00
827	\$60.00
Total	
3,548.00	

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Jan 12, 2024

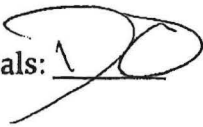
Inspection RCI-118308-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 404 at 655 Congress St.

Tenant(s) was reimbursed \$649.20 for 12 months of overpayment.

The monthly rent going forward has been set to: \$1,232.60

Comments:

Initials: 

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager



Jan 12, 2024

Inspection RCI-118313-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 415-416 at 655 Congress St.

Tenant(s) was reimbursed \$363.25 for 5 months of overpayment.

The monthly rent going forward has been set to: \$1,130.75

Comments:

Initials:

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Nov 6, 2023

Inspection RCI-113324-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 620-622 at
655 Congress St Portland, ME

Tenant was reimbursed \$2545.68 for 21 months of overpayment.

The monthly rent going forward has been set to: \$1334.03

Comments:

Initials:

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Jan 12, 2024

Inspection RCI-118315-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 723-726 at 655 Congress St.

Tenant(s) was reimbursed \$1,124.90 for 23 months of overpayment.

The monthly rent going forward has been set to: \$1,802.91

Comments:

Initials:



06/06/2024
Case Number: RCC2400010
Business License Number: 20182954

657 Congress LLC
ATTN: Sean Power
657 Congress St
Portland ME 04101

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Whom it May Concern,

The City of Portland Permitting and Inspections Department inspected the rental data for the located at 655 Congress St Unit 819 from **May 15, 2024 through June 6, 2024** and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **July 8, 2024**. Please be advised that penalties will be applied if the violations are not corrected by that date.

If you do not correct the attached violations by the date given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and you will be charged \$150 for re-inspection per the City's fee schedule. In the event of court action, the City may be entitled to an order to correct the violations, civil penalties in the minimum of \$100 per violation per day, costs and fees, and other relief under §1-15 of the City Code and 30-A M.R.S. §4452.

Please respond in writing via email to rentcontrol@portlandmaine.gov or send response by USPS to 389 Congress St, Portland, Maine 04101.

You have a right to appeal this decision to Superior Court within 30 days of the date of this notice pursuant to Rule 80B of the Maine Rules of Civil Procedure.

I appreciate your anticipated cooperation, and please contact our office by calling 207-874-8900 if you have any questions.

Thank you,

Adam O'Connor
Rental Registration Inspector



NON-COMPLIANCE VIOLATION LIST

APPLICABLE CODE SECTION(S)	City Code 6-234
CODE DESCRIPTION	Landlords may not charge more than base rent plus any allowable increases under Sec. 6-234
COMMENTS	Landlords must reduce the rent to within the required amount and reimburse any excess rent collected to any tenants who were overcharged.
RENTAL REIMBURSEMENT	In June of 2021 the rent for this unit was \$1,000/month. In June of 2022 the rent for this unit was increased by \$97.93 to \$1,097.93/month. The Rent Stabilization Ordinance states that rent cannot be raised within 12 months. The rent shall be reduced to \$1,097.93 and remain the charged rent until May 31, 2023. The maximum rent allowable by ordinance starting June 1, 2023 was \$1,207.72. The rent shall be reduced to \$1,207.72 until at least May 31, 2024 An overcharge in rent was calculated as \$1,238.28. Calculation contained on following page. The tenant must be made whole by reimbursing the amount overcharged Reimbursement may be issued directly to the tenant via check or as a credit for future rent payments. You must notify the City by the deadline date below when the matter has been resolved. Notification must be made in writing. Send any pertinent documents via USPS or by email to rentcontrol@portlandmaine.gov.
DEADLINE	07/08/2024



Unit 819 Rent Control Adjustment Calculation				
Month - Year	Paid	Correction	Overpay	Notes
Oct-22	\$ 1,275.00	\$ 1,097.93	\$ 177.07	
Nov-22	\$ 700.00	\$ 602.79	\$ 97.21	
Dec-22	\$ 1,275.00	\$ 1,097.93	\$ 177.07	
Jan-23	\$ 1,275.00	\$ 1,097.93	\$ 177.07	
Feb-23	\$ 1,275.00	\$ 1,097.93	\$ 177.07	
Mar-23	\$ 1,046.91	\$ 1,097.93	\$ (51.02)	
Apr-23	\$ 1,233.53	\$ 1,097.93	\$ 135.60	
May-23	\$ 1,233.53	\$ 1,097.93	\$ 135.60	
Jun-23	\$ 1,233.53	\$ 1,207.72	\$ 25.81	
Jul-23	\$ 1,233.53	\$ 1,207.72	\$ 25.81	
Aug-23	\$ 1,233.53	\$ 1,207.72	\$ 25.81	
Sep-23	\$ 1,200.47	\$ 1,207.72	\$ -	Exempt - Rental Assistance
Oct-23	\$ 1,200.47	\$ 1,207.72	\$ -	Exempt - Rental Assistance
Nov-23	\$ 1,233.53	\$ 1,207.72	\$ 25.81	
Dec-23	\$ 1,233.53	\$ 1,207.72	\$ 25.81	
Jan-24	\$ 1,224.48	\$ 1,207.72	\$ 16.76	
Feb-24	\$ 1,224.48	\$ 1,207.72	\$ 16.76	Removed late fee of 96.99
Mar-24	\$ 1,241.00	\$ 1,207.72	\$ 33.28	Removed late fee of 32.45
Apr-24	\$ 1,224.48	\$ 1,207.72	\$ -	Exempt - Rental Assistance
May-24	\$ 1,224.48	\$ 1,207.72	\$ 16.76	
Total	\$ 24,021.43	\$ 22,780.94	\$ 1,238.28	



Rent Control- City of Portland <rentcontrol@portlandmaine.gov>

Re: Formal Complaint re: Apartment Mart's Substantial Non-compliance

Trelawny Tenants Union <trelawnytenantsunion@gmail.com>

Wed, Aug 7, 2024 at
1:04 PM

To: Rent Board <rentboard+noreply@portlandmaine.gov>

Cc: Zachary Lenhert <zlenhert@portlandmaine.gov>, Dylan Orr
<dorr@portlandmaine.gov>, aoconnor@portlandmaine.gov, Rent Control- City of Portland
<rentcontrol@portlandmaine.gov>, Jessica Hanscombe <jhanscombe@portlandmaine.gov>

To Chair Moore,

Please see additional attached documents pertaining to our complaint to be heard on August 19. These documents pertain to both 655 Congress and 59 State Street. One is a list of all the documented cases of violations our landlord has committed in regard to rent control from 2021-2024. The second are most of the actual notices of violation he has received and/or the agreements he has made to fix said violations.

Also, we wish to amend a small portion of our original complaint to request that, should Mr. Rice be found in violation of the "substantial non-compliance" section of the ordinance, that rents be set back to December 9, 2022, the date this provision went into effect. We listed January 1, 2023 in our complaint, but this provision actually went into effect 30 days after the November 8, 2022 election.

Finally, as we are sure you are aware, our landlord was recently found, by a jury in Superior Court, to have retaliated against one of our members for their participation in this union. To that end, you can imagine that there are some members who are concerned about speaking up too forcefully. We are not sure if there is any way to protect the identities of those who testify during the public hearing on August 19, but we ask that you consider any possible means. While 22 of us signed the complaint submitted to the rent board, many, many more, as the documentation shows, have suffered from our landlord's skirting of the law.

Thank you for your attention to this matter. Please let us know if you have any questions and what you decide in regard to protecting our members from future retaliation.

TTU Steering Committee & tenants of Geoffrey Rice/Apartment Mart

Izzy Ostrowski, Matt Walker, Brittany Herland, Brandon Pariseau, Valen Doe, James Dillon, Bligh Godin, Ethan Strimling, Ashley Cordio, Clifford Tremblay, Ian Jacob, David Klosen, Hannah Ferguson, Victoria Van Berlo, Tiffany McCollett, Hadrienne Hatfield, Abigail Jakub, Kshama Ananthapura, Emily Sanborn, Jacob Pauley, and Tom Baldwin.



Trelawny Tenants' Union

RENT BOARD HEARING

**MONDAY, AUGUST 19,
2024**



WHO WE ARE

Trelawny Tenants' Union was founded to provide mutual aid and to protect our rights as tenants.

We represent all tenants in buildings owned by Geoffrey Rice and/or managed by Apartment Mart

– 300 units at 23 properties.



WHY WE ARE HERE

We are submitting a complaint on behalf of all tenants at 655 Congress and 59 State, pursuant to the standing granted to tenant unions under section 6-243(a) of the city code:

“Any Tenants Union shall have standing as a party to assert the rights or interests of ANY Tenants, individually or collectively, under this Chapter in any complaint, appeal, or other proceeding ...” (emphasis added)



WHY WE ARE HERE

Our complaint centers on Mr. Geoffrey Rice's substantial non-compliance with RSO Sec 6-234(f):

"A LANDLORD who is not in substantial compliance with ANY PROVISION of this chapter, including but not limited to the Rent Stabilization Ordinance, **may not demand, accept or retain ANY rent increase** otherwise permitted by this section or any other provision of this Code or Maine statute." (emphasis added)



WHY WE ARE HERE

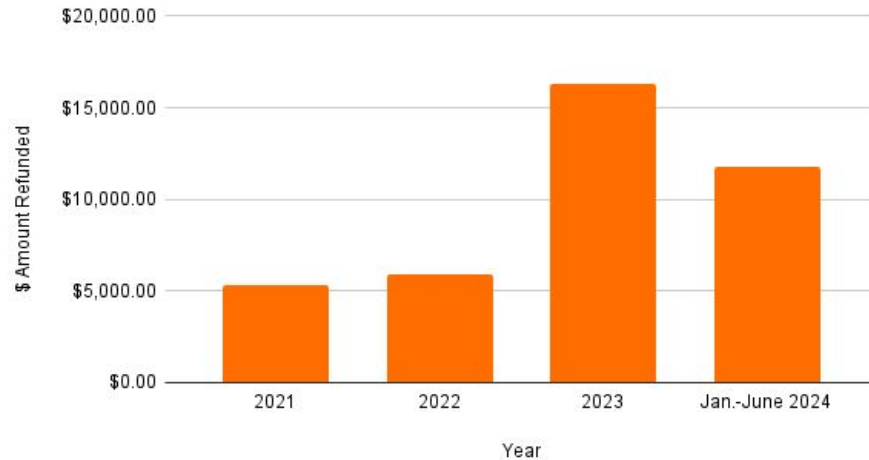
Our landlord has never been in compliance with the RSO.

- ⇒ Since 2021, Rice has been ordered to **return more than \$39,000** in overcharged rent (in just the documented cases) and has had **over 165 violations**. This does not include those that were stopped before the violation went into effect.
- ⇒ Since 2023, we've identified **about 117 violations of the RSO** which have incurred **over \$15,000 in overcharges** at 59 State and 655 Congress.

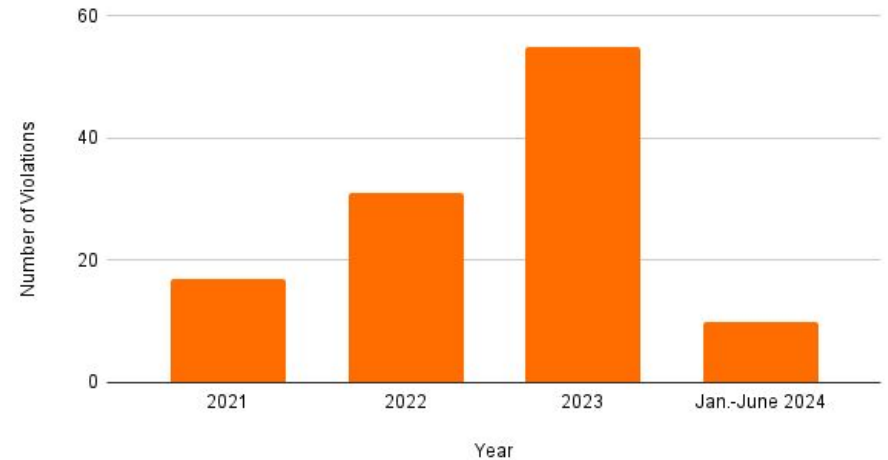


HISTORY OF NON-COMPLIANCE

\$ Amount Refunded vs. Year



Number of Violations vs. Year





2023-2024

VIC - VIOLATIONS

**From Dec. 2022 -
June 2024 78% of
units in 59
State/655
Congress have a
known violation.**

Total Known Tenants Affected by Violations

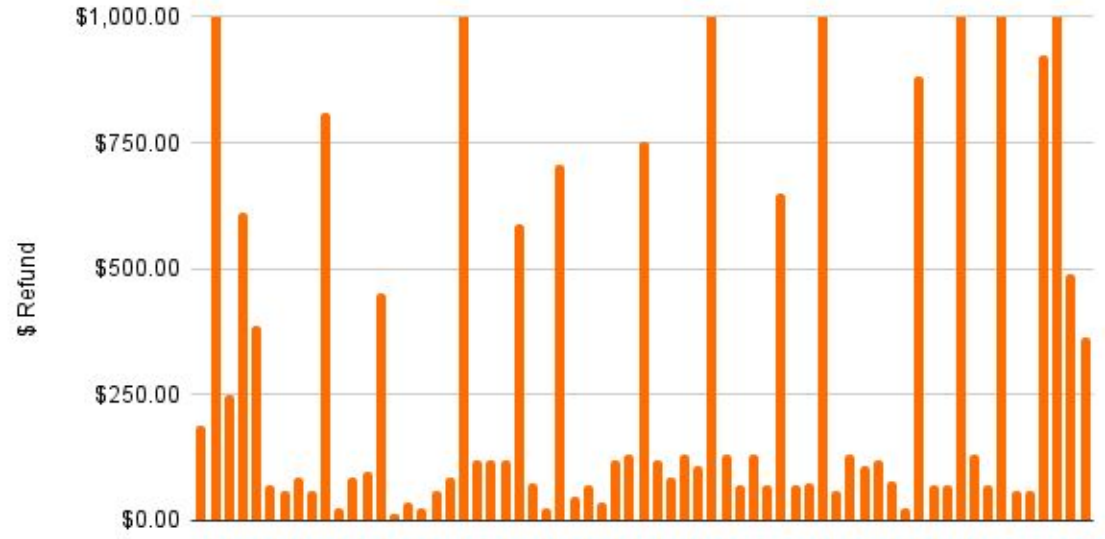


(117 of approx. 149 total units)

KNOWN OVERCHARGES BY UNIT



Known Refunds by Unit



- ⇒ **117 units**
overcharged.
- ⇒ **\$15,700 returned.**
- ⇒ **656 overpayments**
made by tenants

VIOLATION EXAMPLES



59 State Unit 23

⇒ Our landlord **THREATENED TO EVICT** this tenant & charged him **LATE FEES** for “non-payment.”

(201) 775-1014
March 30, 2023

[Redacted]
59 State Street
Apartment No. 23
Portland, Maine 04101

Dear [Redacted]

Because of nonpayment of your rental according to the terms of your Lease dated April 16, 2018, your tenancy is terminated as of 7:30 AM on April 13, 2023. Please vacate your apartment at this time. After you have vacated your apartment, please return your keys to my office at the above address within twenty-four (24) hours from the time you vacate your apartment.

You are delinquent in your share of your rental in the amount of \$3,425.84 This consists of:

Rent Owed:	
June 2022 balance	\$ 19.43
March 2023	\$1,669.43
April 2023	\$1,669.43
Total	\$3,358.29
4% Late Fee	\$ 67.55
	\$3,425.84

VIOLATION EXAMPLES



59 State Unit 23

⇒ Our landlord **THREATENED TO EVICT** this tenant & charged him **LATE FEES** for “non-payment.”

⇒ Turns out **Rice owed tenant \$3354.86 due to an illegal increase** in 2021, and the rent reset back to 1652.76

Rent	Change	Time
\$1,425.00	N/A	6/1/18
\$1,450.00	1.75%	5/1/19
\$1,460.00	0.69%	4/7/20
\$1,550.00	6.16%	5/1/21
\$1,669.43	7.71%	6/1/22
\$1,751.24	4.90%	4/1/23

We got this one corrected without having to go through HSO.

VIOLATION EXAMPLES



655 Congress Unit 620

⇒ Rice is **ordered to fix** the rent on this unit based on one of our complaints and he did.

TRELAWNY 657, LLC

657 Congress Street
First Floor
Portland, Maine 04101
(207) 773-1814

December 14, 2021

[REDACTED]
655 Congress Street
Apartment No. 620-622
Portland, Maine 04101
[REDACTED]

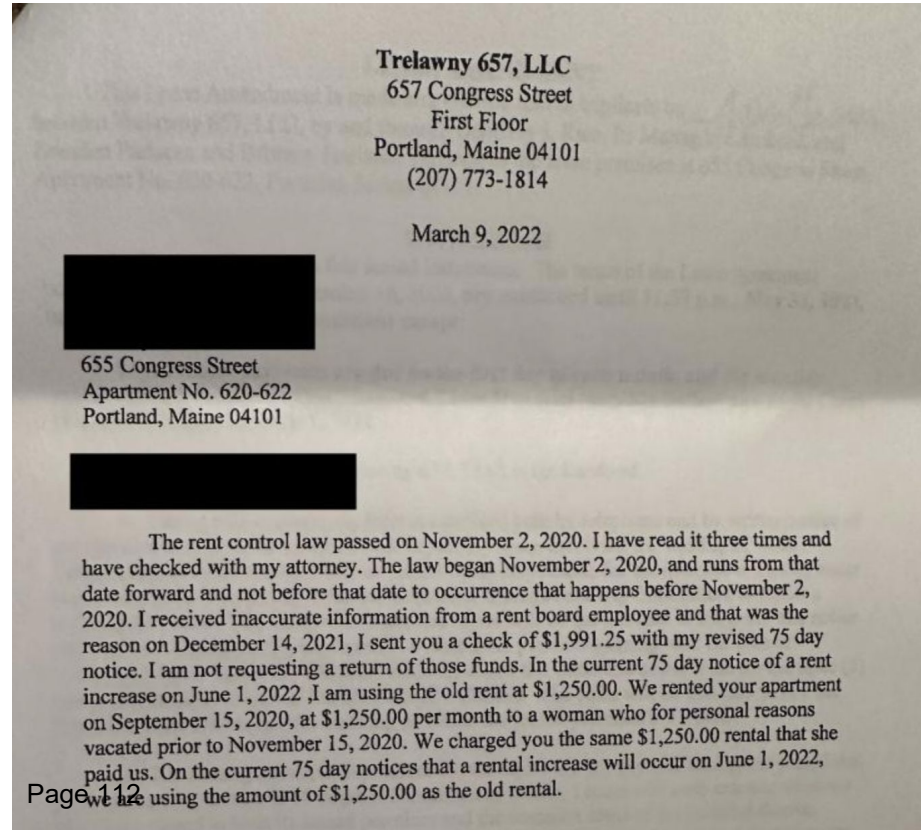
Your apartment rental payments beginning November 16, 2020, were One Thousand Two Hundred Fifty Dollars (\$1,250.00) per month. The amount under rent control regulation is One Thousand One Hundred Two Dollars and Fifty Cents (\$1,102.50). The overpayment is One Hundred Forty Seven Dollars and Fifty Cents (\$147.50) per month (\$1,250.00 - \$1,102.50). Enclosed is a check for One Thousand Nine Hundred Ninety One Dollars and Twenty Five Cents (\$1,991.25) for the overpayment of 13.5 months (November 16, 2020 through December 31, 2021). January 2022, and February 2022, rental will be One Thousand One Hundred Two Dollars and Fifty Cents (\$1,102.50). Your rental beginning March 1, 2022, will be based on old rental being One Thousand One Hundred Two Dollars and Fifty Cents (\$1,102.50). Enclosed is your 75 day Notice that your rental beginning March 1, 2022 is One Thousand Two Hundred Twelve Dollars and Seventy Five Cents (\$1,212.75). This is based on increase in CPI and Real Estate Tax increase.

VIOLATION EXAMPLES

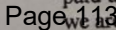


655 Congress Unit 620

- ⇒ Rice is **ordered to fix** the rent on this unit based on one of our complaints and he did.
- ⇒ 3 months later, he **un-complies**.



- ⇒ Rice is **ordered to fix** the rent on this unit based on one of our complaints and he did.
- ⇒ 3 months later, he **un-complies**.
- ⇒ TTU finds out, files another complaint, HSO sent a **new NOV**



VIOLATION EXAMPLES



Between Jan. & March, 2024, we looked at 5 leases for 59 State. Four had issues (80%) and three tenants were refunded almost \$5,000.

1. Unit 8 – **Wrong base rent**
2. Unit 33 – **\$922.60 refund**
3. Unit 43 – **\$2812.41 refund**
4. Unit 46 – **\$997.62 refund (2 tenants)**
5. Unit 48 – **No issues :)**

IT'S NOT JUST 655 AND 59



These violations extend to almost every other property Rice owns.

In 2022, we submitted a complaint flagging 14 other buildings (not 59 State or 655 Congress). 11 of those buildings had illegal rent increases covering 27 units.

Building	Unit #	Jun 2020	Jan 2021	% Increase	Code Case #	Violation?
51 State	11	\$1,100.00	\$1,148.00	4.36%	BLDG2204019	Yes
	8	\$995.00	\$1,015.00	2.01%	BLDG2204019	Yes
	12	\$1,015.00	\$1,025.00	0.99%	BLDG2204019	Yes
	9	\$655.00	\$660.00	0.76%	BLDG2204019	Yes
656 Congress	304	\$865.00	\$1,050.00	21.39%	BLDG2204020	Yes
	201	\$1,121.00	\$1,308.00	16.68%	BLDG2204020	Yes
	204	\$995.00	\$1,125.00	13.07%	BLDG2204020	Yes
	207	\$645.00	\$725.00	12.40%	BLDG2204020	Yes
	403	\$650.00	\$675.00	3.85%	BLDG2204020	Yes
169 State	301	\$1,100.00	\$1,125.00	2.27%	BLDG2204020	Yes
	3	\$925.00	\$975.00	5.41%	BLDG2204021	Yes
	4	\$750.00	\$775.00	3.33%	BLDG2204021	Yes
291 Brackett	2	\$1,500.00	\$1,675.00	11.67%	BLDG2204022	Yes
235 Brackett	9	\$1,000.00	\$1,050.00	5.00%	BLDG2204023	Yes
	1	\$1,150.00	\$1,200.00	4.35%	BLDG2204023	Yes
	3	\$860.00	\$875.00	1.74%	BLDG2204023	Yes
	3	\$960.00	\$975.00	1.56%	BLDG2204023	Yes
648 Forest	3R	\$1,450.00	\$1,550.00	6.90%	BLDG2204024	Yes
546 Cumberland	6	\$1,250.00	\$1,275.00	2.00%	BLDG2204025	Yes
197 Pleasant	1	\$1,125.00	\$1,150.00	2.22%	BLDG2204026	No - based on beginning of tenancy
	4	\$1,125.00	\$1,150.00	2.22%	BLDG2204026	No - based on beginning of tenancy
684 Congress	6	\$975.00	\$1,175.00	20.51%	BLDG2204027	Yes
	9	\$1,000.00	\$1,125.00	12.50%	BLDG2204027	Yes
	1	\$1,070.00	\$1,175.00	9.81%	BLDG2204027	Yes
	3	\$1,000.00	\$1,095.00	9.50%	BLDG2204027	Yes
40 High	2	\$1,175.00	\$1,195.00	1.70%	BLDG2204027	Yes
	1	\$1,425.00	\$1,450.00	1.75%	BLDG2204028	No - based on beginning of tenancy
	3	\$1,250.00	\$1,270.00	1.60%	BLDG2204028	No - based on beginning of tenancy
45 State	2	\$1,120.00	\$1,200.00	7.14%	BLDG2204029	Yes
	2	\$1,350.00	\$1,375.00	1.85%	BLDG2204029	Yes
103 Highland	1	\$1,010.00	\$1,050.00	3.96%	BLDG2204030	No - based on beginning of tenancy
	5	\$1,195.00	\$1,200.00	0.42%	BLDG2204030	No - based on beginning of tenancy
60 Grant	1	\$565.00	\$595.00	5.31%	BLDG2204031	Yes
52 Sherman	2	\$985.00	\$1,125.00	14.21%	BLDG2204032	Yes
	4	\$1,100.00	\$1,125.00	2.27%	BLDG2204032	Yes



WHAT WE ARE ASKING

FOR

"A LANDLORD who is not in substantial compliance with ANY PROVISION of this chapter, including but not limited to the Rent Stabilization Ordinance, **may not demand, accept or retain ANY rent increase** otherwise permitted by this section or any other provision of this Code or Maine statute." (emphasis added)

Our landlord was clearly "not in substantial compliance" at either 59 State or 655 Congress from Dec. 2022 through June, 2024. All rents at these properties should be rolled back to Dec. 2022 levels until Mr. Rice proves full compliance at both properties through a thorough and transparent audit.



WHAT WE ARE ASKING

FOR

⇒ Roll back the rents to the Dec. 2022

ALL Rice properties and tenants are affected

Due to the significant number of errors uncovered at these two properties, and the number of errors uncovered at a dozen other properties, we also ask the board to consider rolling back rents at all of Mr. Rice's properties to Dec. 2022 levels until Mr. Rice can prove to HSO that all units are compliant.

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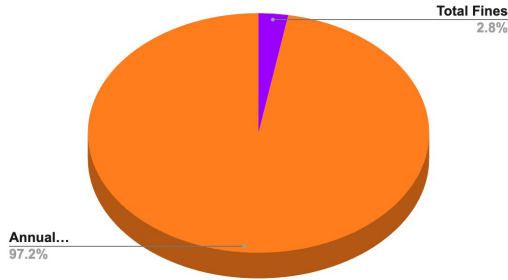


WHAT WE ARE ASKING

FOR Fines

Fine vs. Annual Landlord Rent

(Fees collected from 59 State Street and 655 Congress Street Tenants)



Similar to previous Board rulings, we believe \$100 every time an illegal rent was collected is merited. At a minimum.

Building	Apt #	Months Overcharged	FINE
59 State	1	29	\$2,900
	2	29	\$2,900
	22	12	\$1,200
	31	41	\$4,100
	45	15	\$1,500
	62	38	\$3,800
	63	10	\$1,000
655 Congress	67	24	\$2,400
	212	18	\$1,800
	404	13	\$1,300
	415-416	28	\$2,800
	602	28	\$2,800
	620-622	21	\$2,100
	723-726	24	\$2,400
Gas Fee	819	21	\$2,100
		278*	\$27,800
TOTAL			\$62,900

This fine structure comes out to \$62,900, less than 3% of what Mr. Rice takes in annually in rent from these two properties. In total, Mr. Rice collects almost \$5 million from tenants every year.



IN CONCLUSION

At first, we believed these were just mistakes. Despite our offers of help being mostly rejected, we continued to believe it was simply his incompetence at learning a new law.

But after almost four years of our landlord using lawyers and legalese to scare tenants and evictions to intimidate, it is clear that his attempts to overcharge tenants is both malicious and predatory.

We hope you will help us.



Trelawny Tenants' Union

Thank you!

We request that all documents and communications pertaining to this investigation be made public upon completion.

Re: Additional Information Requested for 59 State St and 655 Congress St Tenant's Rights Appeals

Trelawny Tenants Union <trelawnytenantsunion@gmail.com>
To: Rent Control- City of Portland <rentcontrol@portlandmaine.gov>
Cc: Buddy Moore <buddymoore.rentboard@gmail.com>

Sat, Aug 31, 2024 at 3:03 PM

Understood. Sorry to do this, but with that timeline in mind, we would like to request that our hearing be placed on the agenda of the Sept. 25th meeting if possible. We just want to make sure we have everything the board needs for final deliberation. Please let us know if that is possible and by what day material would need to be submitted for the meeting on the 25th.

On Fri, Aug 30, 2024 at 2:27 PM Rent Control- City of Portland <rentcontrol@portlandmaine.gov> wrote:

Hello,

Our office is required to provide a Notice of Public Meeting to all interested parties at least 7 days in advance of the hearing, which would fall on September 11th. The notices contain the information and materials being presented at the hearing. In order to meet the deadline, these notices must be sent via USPS by Monday, September 9th *at the latest*.

Thank you

On Fri, Aug 30, 2024 at 12:37 PM Trelawny Tenants Union <trelawnytenantsunion@gmail.com> wrote:

Thank you for letting us know. Sept 6 is a little faster than we expected for having to submit additional information for a Sept 18 meeting. Is there any way we could have until Sept. 13?

Thanks.

TTU

On Thu, Aug 29, 2024 at 10:13 AM Rent Control- City of Portland <rentcontrol@portlandmaine.gov> wrote:

Hello,

The tabled rent increase appeal submitted by Trelawny Tenants Union for the properties located at 59 State St and 655 Congress St has been scheduled to resume at a special Rent Board meeting on Wednesday, September 18, 2024 at 5:00 pm. The meeting will be remote and held via Zoom.

Please submit any previously requested documents or materials by **8:00 am Friday, September 6, 2024** so that any new information can be provided in the public notices being sent to interested parties.

The agenda with the Zoom link will be posted by Friday, September 13, 2024.

The agenda packet and Zoom link can be found on this page: [Agendas & Minutes - City of Portland, Maine](#)

Thank you

On Mon, Aug 26, 2024 at 3:31 PM Rent Control- City of Portland <rentcontrol@portlandmaine.gov> wrote:

Hello,

Please see below for the information requested by the Rent Board for the next hearing for the appeals for 59 State St and 655 Congress St. The Board will be scheduling the next hearing at the upcoming meeting on August 28th.

1) From the appellant: Any additional information regarding potential violations not included in their initial appeal submission document.

2) From the defendant: Any evidence or information regarding internal audits or any system that has been put in place to prevent overcharges in rent and/or violations of City ordinances.

3) From both the appellant and defendant: any evidence, information, or arguments they would like to provide to the Board regarding the issue of "standing."

Thank you

--

Licensing and Registration
[389 Congress Street](#)
Portland, Maine 04101
rentcontrol@portlandmaine.gov
207-874-8900

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Licensing and Registration
[389 Congress Street](#)
Portland, Maine 04101
rentcontrol@portlandmaine.gov
207-874-8900

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

--

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[389 Congress Street](#)
Portland, Maine 04101
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City of Portland – Housing Safety Division
RENTAL INCREASE APPEAL

Date of Hearing:

August 19, 2024 – Tabled to September 18, 2024

Appellant:

Trelawny Tenants Union
TrelawnyTenantsUnion@gmail.com

Owner Name and Address:

Trelawny 657 LLC
657 Congress St, First Floor
Portland, ME 04101

Property Address:

655 Congress Street
Portland, ME 04101

CBL:

046-D-021-001



September 9, 2024

Re: Notice of Public Hearing

To: Interested Parties of 655 Congress Street Portland, ME 04101

A request for a hearing regarding the rental property at 655 Congress St (CBL: 046-D-021-001) has been submitted to the Rent Board. The request submitted by the Trelawny Tenants' Union is in regards to a potential violation of the City of Portland's Rent Stabilization Ordinance by the property owner, Trelawny 657 LLC. This appeal was previously heard at the August 19, 2024 meeting.

The Rent Board meeting is scheduled for **September 18, 2024** at 5pm. This meeting will be remotely held via Zoom.

The agenda and Zoom link will be accessible by **September 13, 2024** at the link below:
<http://portlandmaine.gov/129/Agendas-Minutes>

***Please note:** Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. Please make sure that the subject line reads "Written Public Comment".

Thank you,

Dylan Orr
Rental Registration Coordinator
City of Portland
389 Congress St
Portland, ME 04101



July 26, 2024

Re: Notice of Public Hearing

To: Interested Parties of 655 Congress St

At the July 24, 2024 Rent Board meeting the Board voted to schedule a public hearing for the tenants rights complaint submitted by Trelawny Tenants Union in regards to the rental property located at 655 Congress St owned by Trelawny 657 LLC. This special meeting has been scheduled for **August 19, 2024 at 5:00 PM**.

Please submit any documentation to be reviewed by Board members by **August 7, 2024**. Be advised, this is a public meeting and all documentation submitted can be subject to any Freedom of Access Act requests.

Rent Board meetings are held remotely via Zoom. The agenda with the Zoom link will be posted by Wednesday, August 14, 2024.

The agenda packet and Zoom link can be found on this page: [Agendas & Minutes - City of Portland, Maine](#)

Thank you,

Dylan Orr
Rental Registration Coordinator
City of Portland
389 Congress St
Portland, ME 04101



Trelawny Tenants Union

TrelawnyTenantsUnion@gmail.com

July 3, 2024

Portland Rent Board

Mr. Buddy Moore

Via email: rentboard@portlandmaine.gov rentcontrol@portlandmaine.gov

Dear Chair Moore,

Pursuant to the standing granted to tenant unions under section 6-243(b) of the city code, we submit this complaint on behalf of all tenants at 655 Congress and 59 State to the Rent Board regarding Mr. Geoffrey Rice and his substantial non-compliance with the Rent Stabilization Ordinance (RSO) as per Sec 6-234 (f).

As you know, Sec 6-234 (f) provides, “[a] landlord who is *not in substantial compliance with any provision of this chapter*, including but not limited to the Rent Stabilization Ordinance, may not demand, accept or retain *any* rent increase otherwise permitted by this section or any other provision of this code or Maine statute.” (emphasis added)

This provision, adopted in 2022 by the voters of Portland, requires that any landlord substantially out of compliance with *any* provision of the City’s building and housing regulations may not impose or collect *any* rent increases on *any* unit until they are back in compliance.

While this complaint will outline multiple separate violations impacting over 50 tenants, as the Rent Board ruled in its 36 Sawyer Street ruling on June 3, 2024, any one of these violations can constitute “substantial non-compliance.”

“... the Board concludes that more than one violation of the RSO is not necessary to constitute substantial noncompliance pursuant to section 6-234(f). In other words, a single violation of the RSO may constitute substantial noncompliance with the RSO for the purposes of section 6-234(f).”¹

Based on individual complaints we have filed, and ultimately confirmed by Portland’s Housing Safety Office (HSO), Mr. Rice has been ruled out of compliance at least 15 times in the past six months, having over-charged tenants almost \$11,000. These violations cover the entire period of 2023 and continue into 2024.

Building	Apt #	Code Case #	Status	Dates Overcharged	Amt. Overcharged
59 State	1	BLDG2306278	Violation	6/2021-11/2023 (29 months)	\$587.13
59 State	2	BLDG2306281	Violation	6/2021-11/2023 (29 months)	\$752.16

¹ Rent Board final decision on 36 Sawyer Street, footnote #4.

59 State	22	BLDG2306283	Violation	11/2022-11/2023 (12 months)	\$188.04
59 State	31	BLDG2306278	Violation	6/2020-11/2023 (41 months)	\$807.56
59 State	45	BLDG2306282	Violation	8/2022-11/2023 (15 months)	\$452.41
59 State	62	BLDG2306283	Violation	9/2020-11/2023 (38 months)	\$1,394.36
59 State	63	BLDG2306283	Violation	1/2023-11/2023 (10 months)	\$250.00
59 State	67	BLDG2306278	Violation	11/2021-11/2023 (24 months)	\$612.96
655 Congress	212	BLDG2306553	Violation	8/2022-2/2024 (18 months)	\$490.08
655 Congress	404	BLDG2306359	Violation	1/2023-2/2024 (13 months)	\$649.20
655 Congress	415-416	BLDG2306359	Violation	1/2023-2/2024 (13 months)	\$363.25
655 Congress	602	BLDG2306360	Violation	10/2021-2/2024 (28 months)	\$707.32
655 Congress	620-622	BLDG2306360	Violation	3/2022-12/2023 (21 months)	\$2,545.68
655 Congress	723-726	BLDG2306362	Violation	2/2022-2/2024 (24 months)	\$1,124.90
655 Congress	819	RCC2400010	Violation	10/2022-6/2024 (21 months)	\$1,238.28
			Total		\$12,163.33

Additionally, the HSO ruled last May, and the Rent Board confirmed last November, that Mr. Rice had illegally passed on a gas fee to almost every tenant in 655 Congress Street, amounting to over \$3,500 in overcharges to 44 tenants from January 1, 2023 to December 1, 2023.

655 Congress

Unit #	Code Case #	Status	Months Overcharged (2023)	Amt Overcharged
203	BLDG2305814	Violation	6 months	\$72.00
204	BLDG2305814	Violation	5 months	\$60.00
208	BLDG2305814	Violation	7 months	\$84.00
209	BLDG2305814	Violation	5 months	\$60.00
211	BLDG2305814	Violation	2 months	\$24.00
214	BLDG2305814	Violation	7 months	\$84.00
222	BLDG2305814	Violation	8 months	\$96.00
303	BLDG2305814	Violation	1 months	\$12.00
306	BLDG2305814	Violation	3 months	\$36.00
309	BLDG2305814	Violation	2 months	\$24.00
311	BLDG2305814	Violation	5 months	\$60.00
312	BLDG2305814	Violation	7 months	\$84.00
315	BLDG2305814	Violation	10 months	\$120.00
320	BLDG2305814	Violation	10 months	\$120.00
322	BLDG2305814	Violation	10 months	\$120.00
324	BLDG2305814	Violation	6 months	\$73.00

326	BLDG2305814	Violation	2 months	\$24.00
327	BLDG2305814	Violation	4 months	\$48.00
405	BLDG2305814	Violation	6 months	\$72.00
410	BLDG2305814	Violation	3 months	\$36.00
411	BLDG2305814	Violation	10 months	\$120.00
418	BLDG2305814	Violation	11 months	\$132.00
501	BLDG2305814	Violation	10 months	\$120.00
503	BLDG2305814	Violation	7 months	\$84.00
510	BLDG2305814	Violation	11 months	\$132.00
601	BLDG2305814	Violation	9 months	\$108.00
604	BLDG2305814	Violation	11 months	\$132.00
610	BLDG2305814	Violation	6 months	\$72.00
620	BLDG2305814	Violation	11 months	\$132.00
627	BLDG2305814	Violation	6 months	\$72.00
701	BLDG2305814	Violation	6 months	\$72.00
707	BLDG2305814	Violation	6 months	\$73.00
709	BLDG2305814	Violation	5 months	\$60.00
710	BLDG2305814	Violation	11 months	\$132.00
718	BLDG2305814	Violation	9 months	\$108.00
720	BLDG2305814	Violation	10 months	\$120.00
723	BLDG2305814	Violation	6.5 months	\$78.00
727	BLDG2305814	Violation	2 months	\$24.00
728	BLDG2305814	Violation	6 months	\$72.00
810	BLDG2305814	Violation	6 months	\$72.00
817	BLDG2305814	Violation	11 months	\$132.00
821	BLDG2305814	Violation	6 months	\$72.00
826	BLDG2305814	Violation	5 months	\$60.00
827	BLDG2305814	Violation	5 months	\$60.00
		Total	295.5 Months	\$3,548.00

The above totals (not including those yet to be uncovered) amount to over \$15,000 in refunds Mr. Rice has had to issue in the past six months for violations covering from June 2020, through the period of January 1, 2023, to June 2024 (another letter of violation was delivered just last week), the period covered since section 6-234(f) went into effect.

We would also like to point out, as your records show, this pattern of non-compliance with Mr. Rice has been non-stop since the ordinance went into effect. This Rent Board recommended that the City fine him \$15,350 back in 2022 for a series of violations including overcharges, repeated illegal rent increase notices, and attempting to charge tenants for personal expenses related to his 3,000 sq. ft. penthouse. At the time, Mr. Rice told the City he would comply, the City believed him, and the fine was not collected.

Additionally, at least five of the rent hike violations above are repeat offenses on the same unit, and sometimes the same tenant. In the complaint we filed with the HSO regarding units 212, 404, 415, 620, & 723 (attached), you will note that Mr. Rice had been ordered to correct problems with these units in 2022. After he corrected them (which he initially did), he actually went back and again imposed illegal rent hikes on those same units.

In particular, please review unit 620. In this instance, three months after he presented the City with evidence that he had refunded the tenant and lowered the rent to the allowable amount, he wrote to the tenant and reinstated the previous illegal rent level. We have enclosed the letter he sent the tenant on March 9, 2022, in which he said, "I received inaccurate information from a rent board employee [Mr. Chuck Fagone] and that was the reason on December 14, 2021, I sent you a check of \$1,991.25..." He then reinstated the previous rent level of \$1,250, almost \$150 above what he had been ordered to charge. Once uncovered by this union over a year later, the city investigated and ordered him to pay back another \$2,545 and drop the rent back to what was allowable by law.

The above violations meet any plausible understanding of what constitutes being "substantially out of compliance" during the period these violations occurred. Additionally, note that these violations are part of a pattern by Mr. Rice. Indeed, as [reported](#) by the Portland Press Herald, Mr. Rice has more violations of the RSO than any other landlord in Portland.

Finally, the rule contained in Sec. 6-234(f) applies broadly to "[a] *landlord*" (emphasis added) who is out of compliance, and bars that *landlord* from raising rents. Nothing in this provision limits the extent of its prohibition merely to the units for which he is presently charging noncompliant rents. The Board should not infer such a limitation where it is entirely absent from the plain language of the ordinance. Rather, the plain language provides that the *landlord* may not impose or collect upon *any* rent increase.

In light of this overwhelming evidence showing clearly habitual substantial non-compliance, we ask that you:

- 1) Require Mr. Rice to rescind all rent increases imposed on all tenants in 655 Congress Street and 59 State Street since January 1, 2023. As you did with 36 Sawyer Street, we ask that at both properties you require him to refund what was collected, forbid him from banking any annual increases which he was never entitled to impose, and insist that he provide 90 days notice for any future increases once he is confirmed to be in full compliance.**
- 2) Recommend a fully public and transparent audit of Mr. Rice's properties to determine where other violations have occurred. Indeed, almost every time we review an issue, it turns out to be a violation. There is simply no reason to believe this trend doesn't exist throughout all of his properties.**
- 3) Impose fines on Mr. Rice to the fullest extent the law allows for this willful non-compliance. Simply requiring him to refund what was not his in the first place, is clearly not a deterrent. Without the prospect of fines, he has already demonstrated that he will continue to brazenly and unlawfully gouge his tenants.**

In regard to point three, we request a fine schedule, at a minimum, similar to what was imposed on the landlord for Sawyer Street:

"The Board finds that it is appropriate to assess a \$100 fine to the Landlords for each instance the Landlords charged the Tenants rent that exceeded the limits established by section 6-234(c)."

In this instance, that fine schedule would look like this:

Building	Apt #	Months Overcharged	FINE
59 State	1	29	\$2,900
	2	29	\$2,900
	22	12	\$1,200
	31	41	\$4,100
	45	15	\$1,500
	62	38	\$3,800
	63	10	\$1,000
	67	24	\$2,400
655 Congress	212	18	\$1,800
	404	13	\$1,300
	415-416	28	\$2,800
	602	28	\$2,800
	620-622	21	\$2,100
	723-726	24	\$2,400
	819	21	\$2,100
Gas Fee		278*	\$27,800
		TOTAL	\$62,900

*This number is below the 296 charges seen in the gas fee chart above because we eliminated those charges from the two units that overlapped between an illegal rent increase and the illegal gas fee (units 620 and 723). We believe Mr. Rice should be fined only once per month when he overcharged a tenant, even if there were two separate illegal charges.

Please note, as you consider these fines, our landlord collects \$2,181,293 annually from the tenants of 59 State Street and 655 Congress (based on CSS published Nov. 2023 rent levels). If the Board fines him the full amount above, it would amount to less than 3% of his gross income from just these two properties. In comparison, the fines the Board issued against the landlord of Sawyer Street, not including your decision to rescind all rent increases on the unit, amounted to almost 15% of their gross revenue.

Less than 3% of gross revenue is not too steep a price to pay for his ongoing negligence, repeat offenses, and blatant reversal of previous directives. In fact, we consider \$100 per instance for a repeat offender to be the minimum. A penalty of \$200 per instance would be more in line.

Thank you for your immediate attention to this matter. We request that all documents and communications pertaining to this investigation be made public upon completion.

Izzy Ostrowski, Matt Walker, Brittany Herland, Brandon Pariseau, Valen Doe, James Dillon, Bligh Godin, Ethan Strimling, Ashley Cordio, Clifford Tremblay, Ian Jacob, David Klosen, Hannah Ferguson, Victoria Van Berlo, Tiffiny McCollett, Hadrienne Hatfield, Abigail Jakub, Kshama Ananthapura, Emily Sanborn, Jacob Pauley, and Tom Baldwin.

TTU Steering Committee & tenants of Geoffrey Rice

Attachment A - City email to Geoffrey Rice demanding proof that he had reimbursed multiple tenants at 655 Congress, including units 212, 404, 415, 620, & 723 (725).

From: [Zachary Lenhart](#)
To: apartmentmart1952@gmail.com; [Gillian Morrison](#)
Cc: [Chuck Fagone](#)
Subject: Re: Housing Issues regarding Apartment Mart, LLC
Date: Tuesday, December 14, 2021 1:18:41 PM
Attachments: [Trewlany Complaint 655 Congress&59 State \(1\).xlsx](#)

Below is the information we still need in order for these properties to be in compliance with the Rent Control ordinance. This information was requested weeks ago. Reinspection fees will start to be assessed if we need to request this information again.

59 State St:

Unit 22: proof/back-up rent was \$1360 in June 2020

Unit 37: proof/receipt of reimbursement

655 Congress St:

Unit 404: proof/back-up rent was \$975 in June/August 2020

Unit 312: proof/receipt of reimbursement

Unit 221: proof/receipt of reimbursement

Unit 415-416: proof/receipt of reimbursement

Unit 725: proof/receipt of reimbursement

Unit 212: proof/receipt of reimbursement

Unit 509: proof/receipt of reimbursement

Unit 620-622: proof/receipt of reimbursement

Attachment B - Email to Mr. Rice from HSO explicitly explaining that the effective date of the base rent was June 1, 2020, not November, 2020.

From: [Chuck Fagone](#)
To: [Apartment Mart](#)
Subject: Re: Questions
Date: Friday, November 26, 2021 9:17:28 AM

When implemented or voted on and passed by the public, the baseline rent was established as of 6/1/2020. Therefore, you need to use what the rent was on 6/1/2020 regardless of who the tenant was at the time. Any new tenants after that time you are limited to 5% increase of that base rent. thanks, Chuck

On Tue, Nov 23, 2021 at 3:48 PM Apartment Mart
<apartmentmart1952@gmail.com> wrote:

If the new rental statutes came into effect in November of 2020, and the units in question at 59 State Street and 655 Congress Street were rented before the new rental statutes were voted into effect, does that make them exempt from the 5% rule? The majority if not all were rented before November 2020.

Thank you,
Meghan

--

Apartment Mart
Residential Rentals
Portland & Biddeford
P: 207-773-1814
F: 207-773-5528

Attachment C - Email to Mr. Rice explaining what the rent levels needed to be for the units audited in 2021.

From: [Chuck Fagone](#)
To: [Apartment Mart](#)
Cc: [Fagone, Chuck](#); [Zachary Lenhart](#)
Subject: Re: Rental increase complaint addressed
Date: Friday, November 19, 2021 12:15:45 PM

Thank you for providing the info. After reviewing:

Please keep in mind that for new tenants, you are limited to a 5% increase over the 6/1/20 rent amount. Based on this, the following units would be capped at 5% and the difference to include the number of months paid over the 5% will need to be refunded to the tenants on the following units. Please provide me with copies of checks and letters to the tenants as you did with 59 State #37

59 State Street

#43 \$1548.75 per month

655 Congress Street

#404 \$971.25
#312 \$771.35
#221 \$1044.75
#415-416 \$934.50
#725-726 \$1501.50
#212 \$745.25
#509 \$740.25
620-622 \$1102.50

In addition, for those where you believe that there was an error in what the Tenants Union provided us for a base amount, please provide documentation for what the lease amount was in June of 2020. Example, 59 State #22.

Finally, please factor in the 75 day notice on any future rent increases. Given the date of 11/19/20, if a rent increase notice was provided to a tenant today, the rent increase would have to be effective 3/1/22.

If you have questions, please advise. thanks, Chuck

Attachment D - Letter Mr. Rice sent to the city and to the tenant in unit 620 as evidence he was in compliance with HSO's requirement to lower the rent and reimburse the tenant for a rent increase violation (similar letters were sent for all tenants under this order).

TRELAWNY 657, LLC

657 Congress Street
First Floor
Portland, Maine 04101
(207) 773-1814

December 14, 2021



655 Congress Street
Apartment No. 620-622
Portland, Maine 04101



Your apartment rental payments beginning November 16, 2020, were One Thousand Two Hundred Fifty Dollars (\$1,250.00) per month. The amount under rent control regulation is One Thousand One Hundred Two Dollars and Fifty Cents (\$1,102.50). The overpayment is One Hundred Forty Seven Dollars and Fifty Cents (\$147.50) per month (\$1,250.00 - \$1,102.50). Enclosed is a check for One Thousand Nine Hundred Ninety One Dollars and Twenty Five Cents (\$1,991.25) for the overpayment of 13.5 months (November 16, 2020 through December 31, 2021). January 2022, and February 2022, rental will be One Thousand One Hundred Two Dollars and Fifty Cents (\$1,102.50). Your rental beginning March 1, 2022, will be based on old rental being One Thousand One Hundred Two Dollars and Fifty Cents (\$1,102.50). Enclosed is your 75 day Notice that your rental beginning March 1, 2022 is One Thousand Two Hundred Twelve Dollars and Seventy Five Cents (\$1,212.75). This is based on increase in CPI and Real Estate Tax increase.

Yours Truly,

Geoffrey I. Rice

**Attachment E - Letter Mr. Rice sent to the tenants of unit 620 rescinding the rent decrease
HSO had ordered him to implement 10 weeks prior.**

Trelawny 657, LLC
657 Congress Street
First Floor
Portland, Maine 04101
(207) 773-1814

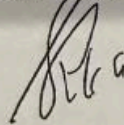
March 9, 2022

[REDACTED]
655 Congress Street
Apartment No. 620-622
Portland, Maine 04101

[REDACTED]

The rent control law passed on November 2, 2020. I have read it three times and have checked with my attorney. The law began November 2, 2020, and runs from that date forward and not before that date to occurrence that happens before November 2, 2020. I received inaccurate information from a rent board employee and that was the reason on December 14, 2021, I sent you a check of \$1,991.25 with my revised 75 day notice. I am not requesting a return of those funds. In the current 75 day notice of a rent increase on June 1, 2022, I am using the old rent at \$1,250.00. We rented your apartment on September 15, 2020, at \$1,250.00 per month to a woman who for personal reasons vacated prior to November 15, 2020. We charged you the same \$1,250.00 rental that she paid us. On the current 75 day notices that a rental increase will occur on June 1, 2022, we are using the amount of \$1,250.00 as the old rental.

Yours Truly,



Geoffrey I. Rice

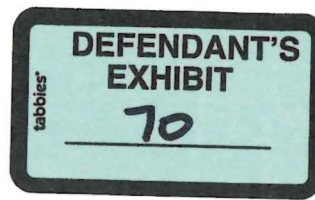
Geoffrey Rice Confirmed Violations/Refunds 2021-2024

	Building	Apt #	Year	Reason	Refund
1	655 Congress	211	2021	Illegal overcharge	\$17.75
2	655 Congress	212	2021	Illegal overcharge	\$442.50
3	655 Congress	220	2021	Illegal overcharge	\$76.13
4	655 Congress	303	2021	Illegal overcharge	\$63.00
5	655 Congress	310	2021	Illegal overcharge	\$218.00
6	655 Congress	312	2021	Illegal overcharge	\$52.54
7	655 Congress	404	2021	Illegal overcharge	\$22.00
8	655 Congress	404	2021	Illegal overcharge	\$15.76
9	655 Congress	404	2021	Illegal overcharge	\$35.63
10	655 Congress	415	2021	Illegal overcharge	\$341.25
11	655 Congress	505	2021	Illegal overcharge	\$253.75
12	655 Congress	509	2021	Illegal overcharge	\$486.50
13	655 Congress	602	2021	Illegal overcharge	\$25.00
14	655 Congress	620	2021	Illegal overcharge	\$1,991.25
15	655 Congress	705	2021	Illegal overcharge	\$172.50
16	655 Congress	712	2021	Illegal overcharge	\$300.00
17	655 Congress	723	2021	Illegal overcharge	\$824.50
18	169 State	3	2022	Illegal overcharge	\$139.38
19	169 State	4	2022	Illegal overcharge	Undisclosed
20	235 Brackett	9	2022	Illegal overcharge	Undisclosed
21	235 Brackett	1	2022	Illegal overcharge	Undisclosed
22	235 Brackett	3	2022	Illegal overcharge	Undisclosed
23	235 Brackett	3	2022	Illegal overcharge	Undisclosed
24	291 Brackett	2	2022	Illegal overcharge	Undisclosed
25	45 State	2	2022	Illegal overcharge	Undisclosed
26	45 State	2	2022	Illegal overcharge	Undisclosed
27	51 State	11	2022	Illegal overcharge	Undisclosed
28	51 State	8	2022	Illegal overcharge	Undisclosed
29	51 State	12	2022	Illegal overcharge	Undisclosed
30	51 State	9	2022	Illegal overcharge	Undisclosed
31	52 Sherman	2	2022	Illegal overcharge	Undisclosed
32	52 Sherman	4	2022	Illegal overcharge	Undisclosed
33	546 Cumberland	6	2022	Illegal overcharge	Undisclosed
34	60 Grant	1	2022	Illegal overcharge	\$916.88
35	648 Forest	3R	2022	Illegal overcharge	\$355.44
36	655 Congress	403	2022	Illegal overcharge	\$22.05
37	658 Congress	304	2022	Illegal overcharge	\$2,197.13
38	658 Congress	201	2022	Illegal overcharge	Undisclosed
39	658 Congress	204	2022	Illegal overcharge	\$1,509.00
40	658 Congress	207	2022	Illegal overcharge	\$466.68

41	658 Congress	207	2022	Illegal overcharge	\$334.25
42	658 Congress	403	2022	Illegal overcharge	Undisclosed
43	658 Congress	301	2022	Illegal overcharge	Undisclosed
44	684 Congress	6	2022	Illegal overcharge	Undisclosed
45	684 Congress	9	2022	Illegal overcharge	Undisclosed
46	684 Congress	1	2022	Illegal overcharge	Undisclosed
47	684 Congress	3	2022	Illegal overcharge	Undisclosed
48	684 Congress	2	2022	Illegal overcharge	Undisclosed
49	59 State	1	2023	Illegal overcharge	\$587.13
50	59 State	2	2023	Illegal overcharge	\$752.16
51	59 State	22	2023	Illegal overcharge	\$188.04
52	59 State	23	2023	Illegal overcharge	\$3,354.86
53	59 State	24	2023	Illegal overcharge	\$4,000.00
54	59 State	31	2023	Illegal overcharge	\$807.56
55	59 State	45	2023	Illegal overcharge	\$452.41
56	59 State	62	2023	Illegal overcharge	\$1,394.36
57	59 State	63	2023	Illegal overcharge	\$250.00
58	59 State	67	2023	Illegal overcharge	\$612.96
59	59 State	69B	2023	Illegal overcharge	\$384.83
59	655 Congress	203	2023	Illegal Gas Fee	\$72.00
60	655 Congress	204	2023	Illegal Gas Fee	\$60.00
61	655 Congress	208	2023	Illegal Gas Fee	\$84.00
62	655 Congress	209	2023	Illegal Gas Fee	\$60.00
63	655 Congress	211	2023	Illegal Gas Fee	\$24.00
64	655 Congress	214	2023	Illegal Gas Fee	\$84.00
65	655 Congress	222	2023	Illegal Gas Fee	\$96.00
66	655 Congress	303	2023	Illegal Gas Fee	\$12.00
67	655 Congress	306	2023	Illegal Gas Fee	\$36.00
68	655 Congress	309	2023	Illegal Gas Fee	\$24.00
69	655 Congress	311	2023	Illegal Gas Fee	\$60.00
70	655 Congress	312	2023	Illegal Gas Fee	\$84.00
71	655 Congress	315	2023	Illegal Gas Fee	\$120.00
72	655 Congress	320	2023	Illegal Gas Fee	\$120.00
73	655 Congress	322	2023	Illegal Gas Fee	\$120.00
74	655 Congress	324	2023	Illegal Gas Fee	\$73.00
75	655 Congress	326	2023	Illegal Gas Fee	\$24.00
76	655 Congress	327	2023	Illegal Gas Fee	\$48.00
77	655 Congress	405	2023	Illegal Gas Fee	\$72.00
78	655 Congress	410	2023	Illegal Gas Fee	\$36.00
79	655 Congress	411	2023	Illegal Gas Fee	\$120.00
80	655 Congress	418	2023	Illegal Gas Fee	\$132.00
81	655 Congress	501	2023	Illegal Gas Fee	\$120.00
82	655 Congress	503	2023	Illegal Gas Fee	\$84.00

83	655 Congress	510	2023	Illegal Gas Fee	\$132.00
84	655 Congress	601	2023	Illegal Gas Fee	\$108.00
85	655 Congress	604	2023	Illegal Gas Fee	\$132.00
86	655 Congress	610	2023	Illegal Gas Fee	\$72.00
87	655 Congress	620	2023	Illegal Gas Fee	\$132.00
88	655 Congress	627	2023	Illegal Gas Fee	\$72.00
89	655 Congress	701	2023	Illegal Gas Fee	\$72.00
90	655 Congress	707	2023	Illegal Gas Fee	\$73.00
91	655 Congress	709	2023	Illegal Gas Fee	\$60.00
92	655 Congress	710	2023	Illegal Gas Fee	\$132.00
93	655 Congress	718	2023	Illegal Gas Fee	\$108.00
94	655 Congress	720	2023	Illegal Gas Fee	\$120.00
95	655 Congress	723	2023	Illegal Gas Fee	\$78.00
96	655 Congress	727	2023	Illegal Gas Fee	\$24.00
97	655 Congress	728	2023	Illegal Gas Fee	\$72.00
98	655 Congress	810	2023	Illegal Gas Fee	\$72.00
99	655 Congress	817	2023	Illegal Gas Fee	\$132.00
100	655 Congress	821	2023	Illegal Gas Fee	\$72.00
101	655 Congress	826	2023	Illegal Gas Fee	\$60.00
102	655 Congress	827	2023	Illegal Gas Fee	\$60.00
103	59 State	33	2024	Illegal overcharge	\$922.60
104	59 State	43	2024	Illegal overcharge	\$2,812.41
105	59 State	46	2024	Illegal overcharge	\$882.60
106	655 Congress	212	2024	Illegal overcharge	\$490.08
107	655 Congress	404	2024	Illegal overcharge	\$649.20
108	655 Congress	415	2024	Illegal overcharge	\$363.25
109	655 Congress	602	2024	Illegal overcharge	\$707.32
110	655 Congress	620	2024	Illegal overcharge	\$2,545.68
111	655 Congress	723	2024	Illegal overcharge	\$1,124.90
112	655 Congress	819	2024	Illegal overcharge	\$1,238.28

Total disclosed to date **\$39,347.50**



City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager



Oct 25, 2023

Inspection RCI-111763-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 1 at
59 State St Portland, ME

Tenant was reimbursed \$587.13 for 29 months of overpayment.

The monthly rent going forward has been set to: \$1144.59

Comments:

Initials:

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager



Sep 20, 2023

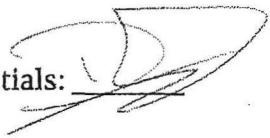
Inspection RCI-111764-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 31 at
59 State St Portland, ME

Tenant was reimbursed \$807.46 for 37 months of overpayment.

The monthly rent going forward has been set to: \$1228.29

Comments:

Initials: 

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Oct 30, 2023

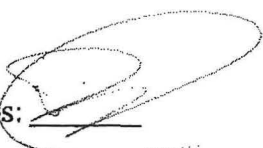
Inspection 116122-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 62 at
59 State St Portland, ME

Tenant was reimbursed \$1394.36 for 34 months of overpayment.

The monthly rent going forward has been set to: \$1646.80

Comments:

Initials: 

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Jan 12, 2024

Inspection RCI-118314-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 602 at 655 Congress St.

Tenant(s) was reimbursed \$707.32 for 29 months of overpayment.

The monthly rent going forward has been set to: \$1,230.98

Comments:

New tenant moved in April 2023. Previous and current tenants were refunded for overpayments and rent was corrected for unit 602.

Initials:

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 52 SHERMAN ST
PORTLAND, ME

048 F010001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 6/3/2022 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **06/24/2022**. Please be advised that penalties will be applied if the violations are not corrected by that date.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of \$100 per day, and other legal remedies.

This constitutes an appealable decision under Sec. 6-96 of the City of Portland Code of Ordinances. You may appeal this decision by filing an appeal within 10 days of the date on this notice. Please contact the Zoning Division at zoning@portlandmaine.gov for appeal forms. If you choose to not appeal this notice, then you may be barred from challenging the City's determinations in the future.

Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge more than base rent plus any	Landlords must reduce the rent to within the required amount and	6/24/2022

allowable increases under Sec.
6-234.

refund any excess rent collected to
any tenants who were overcharged.

Units #2 and #4. Rent increases
retro to 1/1/2021 need to be reviewed
for excessive increases and any
overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 52 SHERMAN ST
PORTLAND, ME

048 F010001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

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Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge more than base rent plus any	Landlords must reduce the rent to within the required amount and	6/24/2022

allowable increases under Sec.
6-234.

refund any excess rent collected to
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Units #2 and #4. Rent increases
retro to 1/1/2021 need to be reviewed
for excessive increases and any
overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 60 GRANT ST
PORTLAND, ME

048 D009001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 6/3/2022 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **06/24/2022**. Please be advised that penalties will be applied if the violations are not corrected by that date.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of \$100 per day, and other legal remedies.

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Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge	Landlords must reduce the rent to	6/24/2022

more than base rent plus any
allowable increases under Sec.
6-234.

within the required amount and
refund any excess rent collected to
any tenants who were overcharged.

Unit #1. Rent increases retro to
1/1/2021 need to be reviewed for
excessive increases and any
overage refunded to the tenant.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 45 STATE ST
PORTLAND, ME

044 B030001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 6/3/2022 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **06/24/2022**. Please be advised that penalties will be applied if the violations are not corrected by that date.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of \$100 per day, and other legal remedies.

This constitutes an appealable decision under Sec. 6-96 of the City of Portland Code of Ordinances. You may appeal this decision by filing an appeal within 10 days of the date on this notice. Please contact the Zoning Division at zoning@portlandmaine.gov for appeal forms. If you choose to not appeal this notice, then you may be barred from challenging the City's determinations in the future.

Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge more than base rent plus any	Landlords must reduce the rent to within the required amount and	6/24/2022

allowable increases under Sec. 6-234. refund any excess rent collected to any tenants who were overcharged.

Unit #2. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 45 STATE ST
PORTLAND, ME

044 B030001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 6/3/2022 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **06/24/2022**. Please be advised that penalties will be applied if the violations are not corrected by that date.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of \$100 per day, and other legal remedies.

This constitutes an appealable decision under Sec. 6-96 of the City of Portland Code of Ordinances. You may appeal this decision by filing an appeal within 10 days of the date on this notice. Please contact the Zoning Division at zoning@portlandmaine.gov for appeal forms. If you choose to not appeal this notice, then you may be barred from challenging the City's determinations in the future.

Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge more than base rent plus any	Landlords must reduce the rent to within the required amount and	6/24/2022

allowable increases under Sec. 6-234. refund any excess rent collected to any tenants who were overcharged.

Unit #2. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 684 CONGRESS ST
PORTLAND, ME

055 E035001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 6/3/2022 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **06/24/2022**. Please be advised that penalties will be applied if the violations are not corrected by that date.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of \$100 per day, and other legal remedies.

This constitutes an appealable decision under Sec. 14-472 of the City of Portland Code of Ordinances. You may appeal this decision by filing an appeal within 30 days of the date on this notice. Please contact the Zoning Division at zoning@portlandmaine.gov for appeal forms. If you choose to not appeal this notice, then you may be barred from challenging the City's determinations in the future.

Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge more than base rent plus any allowable increases under Sec. 6-234.	Landlords must reduce the rent to within the required amount and refund any excess rent collected to any tenants who were overcharged. Units #1, #2, #3, #6 and #9. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenants.	6/24/2022

APARTMENT MART
657 Congress Street
First Floor
Portland, Maine 04101
(207) 773-1814

January 13, 2023

June Morvant
429 Deering Avenue
Apartment No. 2
Portland, Maine 04101

169 State Street, Apartment No. 3

Dear June:

You were formally our tenant at 169 State Street apartment number 3. In reviewing our apartment registrations through the City of Portland, we found that we overcharged you throughout your tenancy at 169 State Street resulting in a total of \$139.98 owed back to you.

You began your tenancy September 1, 2020, at the rental rate of \$975.00. Based on the rental board regulations, your rent should have been \$971.25, making a total overcharge of \$3.75 per month (\$975.00 – \$971.25). You paid \$975.00 for the 10 months of September 2020 through June 2021. This leaves a total owed to you of \$37.50 for this time period. (10 months x \$3.75)

Beginning on July 1, 2021 through February 28, 2022 you were charged \$982.10. For these 8 months, you should have also been charged the \$971.25. This results in a credit of \$10.85 per month (\$982.10 – \$971.25) for 8 months, totaling to \$86.80 (8 months x \$10.85) for this period of time.

In March of 2022 your rental then increased to \$1,072.50 based on the allowable increases of CPI and real-estate tax. This increase should have based on the new corrected rent of \$971.25. I have enclosed the letter you received December 10, 2021 showing the break down of this increase. Also enclosed is the same letter but revised to reflect the correct base rent of \$971.25 making the resulting rent beginning March 1, 2022, \$1,068.58 rather than \$1,072.50 leaving a credit of \$3.92 per month (\$1,072.50- \$1,068.58). You paid the rental of \$1,072.50 for the 4 months from March 1, 2022 through June 30, 2022 making a total owed to you for this time period of \$15.68 (\$3.92 x 4).

Based on these three periods where your rental changed, you are entitled to a total credit of \$139.98. Enclosed is a check of this amount.

September 2020 - June 2021	\$37.50
July 2021 – February 2022	\$86.80
March 2022 – June 2022	<u>\$15.68</u>

Total Owed to tenant \$139.98

We hope you are enjoying your new apartment at 429 Deering Ave.

Yours Truly,


Geoffrey I. Rice or His Office Manager

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 684 CONGRESS ST
PORTLAND, ME

055 E035001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 6/3/2022 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **06/24/2022**. Please be advised that penalties will be applied if the violations are not corrected by that date.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of \$100 per day, and other legal remedies.

This constitutes an appealable decision under Sec. 14-472 of the City of Portland Code of Ordinances. You may appeal this decision by filing an appeal within 30 days of the date on this notice. Please contact the Zoning Division at zoning@portlandmaine.gov for appeal forms. If you choose to not appeal this notice, then you may be barred from challenging the City's determinations in the future.

Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge more than base rent plus any allowable increases under Sec. 6-234.	Landlords must reduce the rent to within the required amount and refund any excess rent collected to any tenants who were overcharged. Units #1, #2, #3, #6 and #9. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenants.	6/24/2022

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 684 CONGRESS ST
PORTLAND, ME

055 E035001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 684 CONGRESS ST
PORTLAND, ME

055 E035001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 684 CONGRESS ST
PORTLAND, ME

055 E035001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

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Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge more than base rent plus any allowable increases under Sec. 6-234.	Landlords must reduce the rent to within the required amount and refund any excess rent collected to any tenants who were overcharged. Units #1, #2, #3, #6 and #9. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenants.	6/24/2022

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 546 CUMBERLAND AVE
PORTLAND, ME

047 A007001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

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Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge	Landlords must reduce the rent to	6/24/2022

more than base rent plus any
allowable increases under Sec.
6-234.

within the required amount and
refund any excess rent collected to
any tenants who were overcharged.

Unit #6. Rent increases retro to
1/1/2021 need to be reviewed for
excessive increases and any
overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 648 FOREST AVE
PORTLAND, ME

125 M004001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge more than base rent plus any allowable increases under Sec. 6-234.	Landlords must reduce the rent to within the required amount and refund any excess rent collected to any tenants who were overcharged. Unit #3R. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages must be refunded to the tenant	6/24/2022

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 235 BRACKETT ST
PORTLAND, ME

055 C014001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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Sincerely,

Chuck Fagone
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psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge	Landlords must reduce the rent to	6/24/2022

more than base rent plus any
allowable increases under Sec.
6-234.

within the required amount and
refund any excess rent collected to
any tenants who were overcharged.

Units #1, #3 and #9. Rent increases
retro to 1/1/2021 need to be reviewed
for excessive increases and any
overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 235 BRACKETT ST
PORTLAND, ME

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NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge	Landlords must reduce the rent to	6/24/2022

more than base rent plus any allowable increases under Sec. 6-234.

within the required amount and refund any excess rent collected to any tenants who were overcharged.

Units #1, #3 and #9. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

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PORTLAND, ME

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NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge	Landlords must reduce the rent to	6/24/2022

more than base rent plus any allowable increases under Sec. 6-234.

within the required amount and refund any excess rent collected to any tenants who were overcharged.

Units #1, #3 and #9. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 235 BRACKETT ST
PORTLAND, ME

055 C014001

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(207) 756-8131

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City Code 6-233, 6-234	Landlords may not charge	Landlords must reduce the rent to	6/24/2022

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Units #1, #3 and #9. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 291 BRACKETT ST
PORTLAND, ME

054 F038001

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psf@portlandmaine.gov
(207) 756-8131

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City Code 6-233, 6-234	Landlords may not charge more than base rent plus any allowable increases under Sec. 6-234.	Landlords must reduce the rent to within the required amount and refund any excess rent collected to any tenants who were overcharged. Unit #2 Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenant.	6/24/2022

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 169 STATE ST
PORTLAND, ME

045 A029001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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psf@portlandmaine.gov
(207) 756-8131

NAME

CODE DESCRIPTION

COMMENTS

Deadline

City Code 6-233, 6-234	Landlords may not charge more than base rent plus any allowable increases under Sec. 6-234.	Landlords must reduce the rent to within the required amount and refund any excess rent collected to any tenants who were overcharged. Unit #3 and #4. Rent increases retro to 1/1/2021 need to be reviewed for excessive increases and any overages refunded to the tenants.	6/24/2022
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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 169 STATE ST
PORTLAND, ME

045 A029001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

657 CONGRESS LLC
ATTN: SHAWN SMITH 657 CONGRESS ST 1 SUITE FLOOR
PORTLAND, ME 04101

RE: 656 CONGRESS ST
PORTLAND, ME

045 A002001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To 657 Congress Llc,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 6/3/2022 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **06/24/2022**. Please be advised that penalties will be applied if the violations are not corrected by that date.

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Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

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City Code 6-233, 6-234	Landlords may not charge	Landlords must reduce the rent to	6/24/2022

more than base rent plus any
allowable increases under Sec.
6-234.

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refund any excess rent collected to
any tenants who were overcharged.

Units #201, #204, #207, #301, #304
and #403. Rent increases retro to
1/1/2021 need to be reviewed for
excessive increases and any
overages refunded to the tenants.

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

657 CONGRESS LLC
ATTN: SHAWN SMITH 657 CONGRESS ST 1 SUITE FLOOR
PORTLAND, ME 04101

RE: 656 CONGRESS ST
PORTLAND, ME

045 A002001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To 657 Congress Llc,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 6/3/2022 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **06/24/2022**. Please be advised that penalties will be applied if the violations are not corrected by that date.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of \$100 per day, and other legal remedies.

This constitutes an appealable decision under Sec. 6-96 of the City of Portland Code of Ordinances. You may appeal this decision by filing an appeal within 10 days of the date on this notice. Please contact the Zoning Division at zoning@portlandmaine.gov for appeal forms. If you choose to not appeal this notice, then you may be barred from challenging the City's determinations in the future.

Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,

Chuck Fagone
Certified Code Enforcement Officer
psf@portlandmaine.gov
(207) 756-8131

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-233, 6-234	Landlords may not charge	Landlords must reduce the rent to	6/24/2022

more than base rent plus any
allowable increases under Sec.
6-234.

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Permitting and Inspections Department

6/3/2022

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6/3/2022

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

RICE GEOFFREY & HAROLD ELLIOTT STERNBURG
ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

RE: 51 STATE ST
PORTLAND, ME

044 B041001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 6/3/2022 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **06/24/2022**. Please be advised that penalties will be applied if the violations are not corrected by that date.

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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CITY OF PORTLAND
Permitting and Inspections Department

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City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Oct 11, 2023

Inspection RCI-111770-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 2 at
59 State St Portland, ME

Tenant was reimbursed \$752.16 for 24 months of overpayment.

The monthly rent going forward has been set to: \$1477.71

Comments:

Initials:

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Oct 20, 2023

Inspection RCI-111781-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 22 at
59 State St Portland, ME

Tenant was reimbursed \$188.04 for 12 months of overpayment.

The monthly rent going forward has been set to: \$1600.00

Comments:

Initials: DL

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Oct 25, 2023

Inspection RCI-111776-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 44-45 at
59 State St Portland, ME

Tenant was reimbursed \$452.41 for 15.5 months of overpayment.

The monthly rent going forward has been set to: \$1241.55

Comments:

Initials:

A handwritten signature in black ink, consisting of a large, stylized 'Z' or 'L' shape with a crossbar, written over the 'Initials:' label.

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Oct 25, 2023

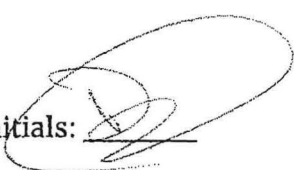
Inspection 113925-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 63 at
59 State St Portland, ME

Tenant was reimbursed \$250.00 for 10 months of overpayment.

The monthly rent going forward has been set to: \$1669.18

Comments:

Initials: 

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Oct 11, 2023

Inspection **RCI-111768-2023** has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 67 at
59 State St Portland, ME

Tenant was reimbursed **\$612.96** for **24** months of overpayment.

The monthly rent going forward has been set to: **\$1669.18**

Comments:

Initials: _____

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Jan 12, 2024

Inspection RCI-116917-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 212 at 655 Congress St.

Tenant(s) was reimbursed \$490.08 for 18 months of overpayment.

The monthly rent going forward has been set to: \$902.06

Comments:

New tenant in August 2023. Notices of reimbursement provided for previous and current tenants. Current rent amount corrected for unit 212.

Initials:

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



December 7, 2023

Code Case number BLDG2305814 has been closed.

The Licensing & Housing Safety Office has reached a decision for multiple units at

655 Congress St

Portland, ME

The monthly rent going forward has been set to: N/A

Comments:

Tenants received notices of reimbursement similar to the attached form. Notices were received for units:

203	321/322	627/628
204	323/324	701/702
206/208	325/326	707/708
209	327	709
211	405	710
214	410	718
222	411	720
303	501/502	723/726
306	503	727
308/309	510	728
311	601	810/811
312	603/604	817
315/317	610	821/822
320	620/622	826
		827

Initials: 

Trelawny 657, LLC
657 Congress Street
1st floor
Portland, Maine 04101
(207) 773-1814

November 22, 2023

██████████
██████████
655 Congress Street
Apartment ██████████
Portland Maine, 04101

Dear ██████████ and ██████████:

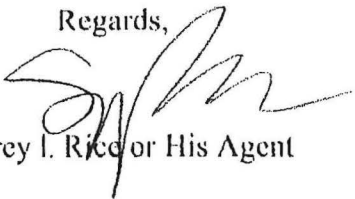
Beginning January 2023 all Tenants were asked to pay \$12.00 monthly for the usage of cooking gas. Per the Rent Board's determination made November 16, 2023, you are no longer required to pay this gas fee. We are reimbursing you for your previous payments. See below for your reimbursement amount,

January 2023	\$12.00
February 2023	\$12.00
March 2023	\$12.00
April 2023	\$12.00
May 2023	\$12.00
June 2023	\$12.00
July 2023	\$12.00
August 2023	\$12.00
September 2023	\$12.00
October 2023	\$12.00
November 2023	\$12.00

Total of \$132.00

Per our letter dated November 3, 2023, your December 2023 rent and majority of January 2024 rent have been credited to you. You can either use this credit of \$132.00 towards the remainder of your January 2024 rent or you can come to the office and we will issue a check for this amount.

Regards,


Geoffrey I. Rice or His Agent

655 Congress St

11/22/23

203	\$72.00
204	\$60.00
208	\$84.00
209	\$60.00
211	\$24.00
214	\$84.00
222	\$96.00
303	\$12.00
306	\$36.00
309	\$24.00
311	\$60.00
312	\$84.00
315	\$120.00
320	\$120.00
322	\$120.00
324	\$73.00
326	\$24.00
327	\$48.00
405	\$72.00
410	\$36.00
411	\$120.00
418	\$132.00
501	\$120.00
503	\$84.00
510	\$132.00
601	\$108.00
604	\$132.00
610	\$72.00
620	\$132.00
627	\$72.00
701	\$72.00
707	\$73.00
709	\$60.00
710	\$132.00
718	\$108.00
720	\$120.00
723	\$78.00
727	\$24.00
728	\$72.00
810	\$72.00
817	\$132.00
821	\$72.00
826	\$60.00
827	\$60.00
Total	
3,548.00	

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Jan 12, 2024

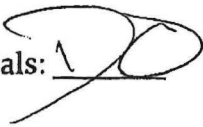
Inspection RCI-118308-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 404 at 655 Congress St.

Tenant(s) was reimbursed \$649.20 for 12 months of overpayment.

The monthly rent going forward has been set to: \$1,232.60

Comments:

Initials: 

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager



Jan 12, 2024

Inspection RCI-118313-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 415-416 at 655 Congress St.

Tenant(s) was reimbursed \$363.25 for 5 months of overpayment.

The monthly rent going forward has been set to: \$1,130.75

Comments:

Initials:

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Nov 6, 2023

Inspection RCI-113324-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 620-622 at
655 Congress St Portland, ME

Tenant was reimbursed \$2545.68 for 21 months of overpayment.

The monthly rent going forward has been set to: \$1334.03

Comments:

Initials:

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager



Jan 12, 2024

Inspection RCI-118315-2023 has been closed.

The Licensing & Housing Safety Office has reached a decision for unit 723-726 at 655 Congress St.

Tenant(s) was reimbursed \$1,124.90 for 23 months of overpayment.

The monthly rent going forward has been set to: \$1,802.91

Comments:

Initials:



06/06/2024
Case Number: RCC2400010
Business License Number: 20182954

657 Congress LLC
ATTN: Sean Power
657 Congress St
Portland ME 04101

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Whom it May Concern,

The City of Portland Permitting and Inspections Department inspected the rental data for the located at 655 Congress St Unit 819 from **May 15, 2024 through June 6, 2024** and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **July 8, 2024**. Please be advised that penalties will be applied if the violations are not corrected by that date.

If you do not correct the attached violations by the date given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and you will be charged \$150 for re-inspection per the City's fee schedule. In the event of court action, the City may be entitled to an order to correct the violations, civil penalties in the minimum of \$100 per violation per day, costs and fees, and other relief under §1-15 of the City Code and 30-A M.R.S. §4452.

Please respond in writing via email to rentcontrol@portlandmaine.gov or send response by USPS to 389 Congress St, Portland, Maine 04101.

You have a right to appeal this decision to Superior Court within 30 days of the date of this notice pursuant to Rule 80B of the Maine Rules of Civil Procedure.

I appreciate your anticipated cooperation, and please contact our office by calling 207-874-8900 if you have any questions.

Thank you,

Adam O'Connor
Rental Registration Inspector



NON-COMPLIANCE VIOLATION LIST

APPLICABLE CODE SECTION(S)	City Code 6-234
CODE DESCRIPTION	Landlords may not charge more than base rent plus any allowable increases under Sec. 6-234
COMMENTS	Landlords must reduce the rent to within the required amount and reimburse any excess rent collected to any tenants who were overcharged.
RENTAL REIMBURSEMENT	In June of 2021 the rent for this unit was \$1,000/month. In June of 2022 the rent for this unit was increased by \$97.93 to \$1,097.93/month. The Rent Stabilization Ordinance states that rent cannot be raised within 12 months. The rent shall be reduced to \$1,097.93 and remain the charged rent until May 31, 2023. The maximum rent allowable by ordinance starting June 1, 2023 was \$1,207.72. The rent shall be reduced to \$1,207.72 until at least May 31, 2024 An overcharge in rent was calculated as \$1,238.28. Calculation contained on following page. The tenant must be made whole by reimbursing the amount overcharged Reimbursement may be issued directly to the tenant via check or as a credit for future rent payments. You must notify the City by the deadline date below when the matter has been resolved. Notification must be made in writing. Send any pertinent documents via USPS or by email to rentcontrol@portlandmaine.gov.
DEADLINE	07/08/2024



Unit 819 Rent Control Adjustment Calculation				
Month - Year	Paid	Correction	Overpay	Notes
Oct-22	\$ 1,275.00	\$ 1,097.93	\$ 177.07	
Nov-22	\$ 700.00	\$ 602.79	\$ 97.21	
Dec-22	\$ 1,275.00	\$ 1,097.93	\$ 177.07	
Jan-23	\$ 1,275.00	\$ 1,097.93	\$ 177.07	
Feb-23	\$ 1,275.00	\$ 1,097.93	\$ 177.07	
Mar-23	\$ 1,046.91	\$ 1,097.93	\$ (51.02)	
Apr-23	\$ 1,233.53	\$ 1,097.93	\$ 135.60	
May-23	\$ 1,233.53	\$ 1,097.93	\$ 135.60	
Jun-23	\$ 1,233.53	\$ 1,207.72	\$ 25.81	
Jul-23	\$ 1,233.53	\$ 1,207.72	\$ 25.81	
Aug-23	\$ 1,233.53	\$ 1,207.72	\$ 25.81	
Sep-23	\$ 1,200.47	\$ 1,207.72	\$ -	Exempt - Rental Assistance
Oct-23	\$ 1,200.47	\$ 1,207.72	\$ -	Exempt - Rental Assistance
Nov-23	\$ 1,233.53	\$ 1,207.72	\$ 25.81	
Dec-23	\$ 1,233.53	\$ 1,207.72	\$ 25.81	
Jan-24	\$ 1,224.48	\$ 1,207.72	\$ 16.76	
Feb-24	\$ 1,224.48	\$ 1,207.72	\$ 16.76	Removed late fee of 96.99
Mar-24	\$ 1,241.00	\$ 1,207.72	\$ 33.28	Removed late fee of 32.45
Apr-24	\$ 1,224.48	\$ 1,207.72	\$ -	Exempt - Rental Assistance
May-24	\$ 1,224.48	\$ 1,207.72	\$ 16.76	
Total	\$ 24,021.43	\$ 22,780.94	\$ 1,238.28	



Rent Control- City of Portland <rentcontrol@portlandmaine.gov>

Re: Formal Complaint re: Apartment Mart's Substantial Non-compliance

Trelawny Tenants Union <trelawnytenantsunion@gmail.com>

Wed, Aug 7, 2024 at
1:04 PM

To: Rent Board <rentboard+noreply@portlandmaine.gov>

Cc: Zachary Lenhart <zlenhart@portlandmaine.gov>, Dylan Orr
<dorr@portlandmaine.gov>, aoconnor@portlandmaine.gov, Rent Control- City of Portland
<rentcontrol@portlandmaine.gov>, Jessica Hanscombe <jhanscombe@portlandmaine.gov>

To Chair Moore,

Please see additional attached documents pertaining to our complaint to be heard on August 19. These documents pertain to both 655 Congress and 59 State Street. One is a list of all the documented cases of violations our landlord has committed in regard to rent control from 2021-2024. The second are most of the actual notices of violation he has received and/or the agreements he has made to fix said violations.

Also, we wish to amend a small portion of our original complaint to request that, should Mr. Rice be found in violation of the "substantial non-compliance" section of the ordinance, that rents be set back to December 9, 2022, the date this provision went into effect. We listed January 1, 2023 in our complaint, but this provision actually went into effect 30 days after the November 8, 2022 election.

Finally, as we are sure you are aware, our landlord was recently found, by a jury in Superior Court, to have retaliated against one of our members for their participation in this union. To that end, you can imagine that there are some members who are concerned about speaking up too forcefully. We are not sure if there is any way to protect the identities of those who testify during the public hearing on August 19, but we ask that you consider any possible means. While 22 of us signed the complaint submitted to the rent board, many, many more, as the documentation shows, have suffered from our landlord's skirting of the law.

Thank you for your attention to this matter. Please let us know if you have any questions and what you decide in regard to protecting our members from future retaliation.

TTU Steering Committee & tenants of Geoffrey Rice/Apartment Mart

Izzy Ostrowski, Matt Walker, Brittany Herland, Brandon Pariseau, Valen Doe, James Dillon, Bligh Godin, Ethan Strimling, Ashley Cordio, Clifford Tremblay, Ian Jacob, David Klosen, Hannah Ferguson, Victoria Van Berlo, Tiffiny McCollett, Hadrienne Hatfield, Abigail Jakub, Kshama Ananthapura, Emily Sanborn, Jacob Pauley, and Tom Baldwin.



Trelawny Tenants' Union

RENT BOARD HEARING

**MONDAY, AUGUST 19,
2024**



WHO WE ARE

Trelawny Tenants' Union was founded to provide mutual aid and to protect our rights as tenants.

**We represent all tenants in buildings owned by Geoffrey Rice and/or managed by Apartment Mart
– 300 units at 23 properties.**



WHY WE ARE HERE

We are submitting a complaint on behalf of all tenants at 655 Congress and 59 State, pursuant to the standing granted to tenant unions under section 6-243(a) of the city code:

“Any Tenants Union shall have standing as a party to assert the rights or interests of ANY Tenants, individually or collectively, under this Chapter in any complaint, appeal, or other proceeding ...” (emphasis added)



WHY WE ARE HERE

Our complaint centers on Mr. Geoffrey Rice's substantial non-compliance with RSO Sec 6-234(f):

"A LANDLORD who is not in substantial compliance with ANY PROVISION of this chapter, including but not limited to the Rent Stabilization Ordinance, **may not demand, accept or retain ANY rent increase** otherwise permitted by this section or any other provision of this Code or Maine statute." (emphasis added)



WHY WE ARE HERE

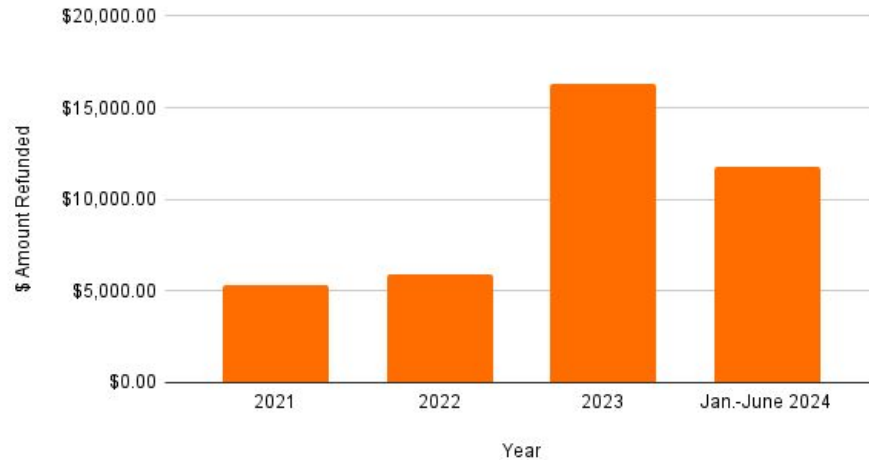
Our landlord has never been in compliance with the RSO.

- ⇒ Since 2021, Rice has been ordered to **return more than \$39,000** in overcharged rent (in just the documented cases) and has had **over 165 violations**. This does not include those that were stopped before the violation went into effect.
- ⇒ Since 2023, we've identified **about 117 violations of the RSO** which have incurred **over \$15,000 in overcharges** at 59 State and 655 Congress.

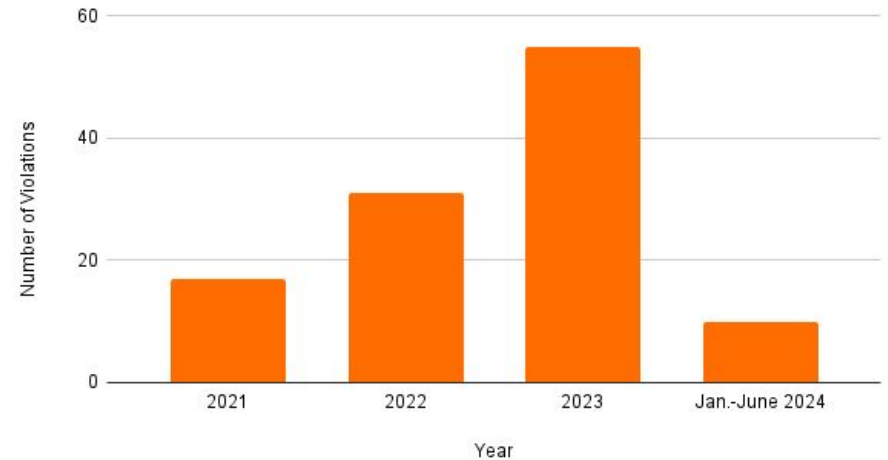


HISTORY OF NON-COMPLIANCE

\$ Amount Refunded vs. Year



Number of Violations vs. Year





2023-2024

VIC - VIOLATIONS

**From Dec. 2022 -
June 2024 78% of
units in 59
State/655
Congress have a
known violation.**

Total Known Tenants Affected by Violations

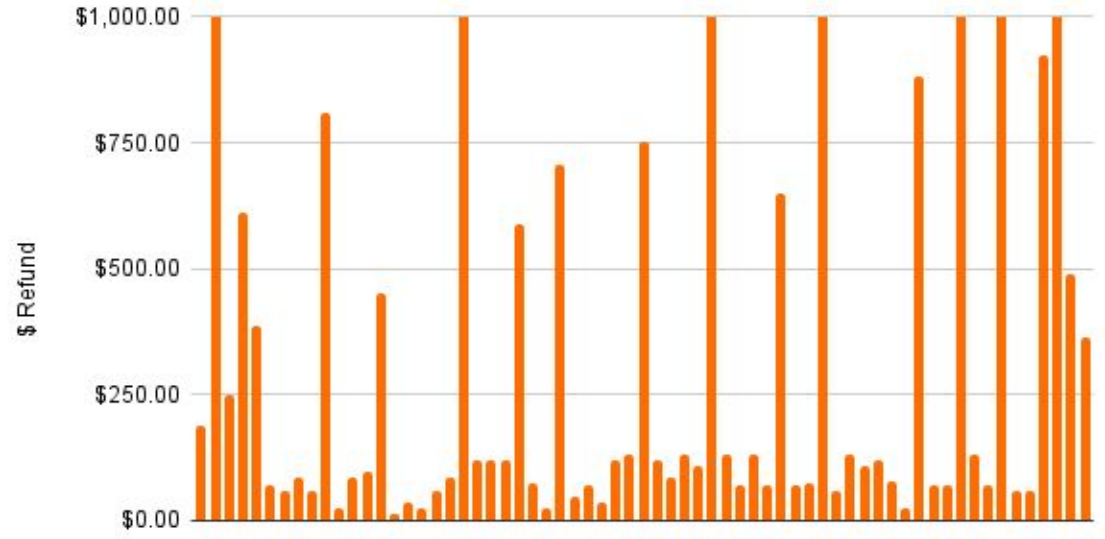


(117 of approx. 149 total units)

KNOWN OVERCHARGES BY UNIT



Known Refunds by Unit



- ⇒ **117 units**
overcharged.
- ⇒ **\$15,700 returned.**
- ⇒ **656 overpayments**
made by tenants

VIOLATION EXAMPLES



59 State Unit 23

⇒ Our landlord **THREATENED TO EVICT** this tenant & charged him **LATE FEES** for “non-payment.”

(2017) 110-1014
March 30, 2023

[REDACTED]
59 State Street
Apartment No. 23
Portland, Maine 04101

Dear [REDACTED]

Because of nonpayment of your rental according to the terms of your Lease dated April 16, 2018, your tenancy is terminated as of 7:30 AM on April 13, 2023. Please vacate your apartment at this time. After you have vacated your apartment, please return your keys to my office at the above address within twenty-four (24) hours from the time you vacate your apartment.

You are delinquent in your share of your rental in the amount of \$3,425.84 This consists of:

Rent Owed:	
June 2022 balance	\$ 19.43
March 2023	\$1,669.43
April 2023	\$1,669.43
Total	\$3,358.29
4% Late Fee	\$ 67.55
	\$3,425.84

VIOLATION EXAMPLES



59 State Unit 23

⇒ Our landlord **THREATENED TO EVICT** this tenant & charged him **LATE FEES** for “non-payment.”

⇒ Turns out **Rice owed tenant \$3354.86 due to an illegal increase** in 2021, and the rent reset back to 1652.76

Rent	Change	Time
\$1,425.00	N/A	6/1/18
\$1,450.00	1.75%	5/1/19
\$1,460.00	0.69%	4/7/20
\$1,550.00	6.16%	5/1/21
\$1,669.43	7.71%	6/1/22
\$1,751.24	4.90%	4/1/23

We got this one corrected without having to go through HSO.

VIOLATION EXAMPLES



655 Congress Unit 620

⇒ Rice is **ordered to fix** the rent on this unit based on one of our complaints and he did.

TRELAWNY 657, LLC

657 Congress Street
First Floor
Portland, Maine 04101
(207) 773-1814

December 14, 2021

[REDACTED]
655 Congress Street
Apartment No. 620-622
Portland, Maine 04101
[REDACTED]

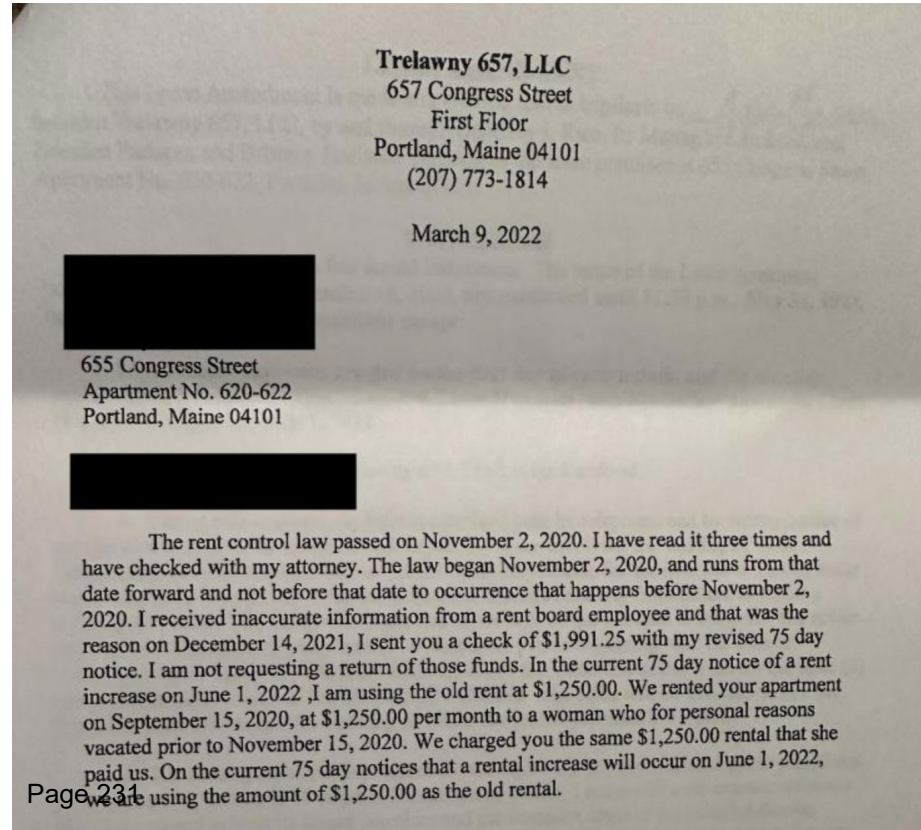
Your apartment rental payments beginning November 16, 2020, were One Thousand Two Hundred Fifty Dollars (\$1,250.00) per month. The amount under rent control regulation is One Thousand One Hundred Two Dollars and Fifty Cents (\$1,102.50). The overpayment is One Hundred Forty Seven Dollars and Fifty Cents (\$147.50) per month (\$1,250.00 - \$1,102.50). Enclosed is a check for One Thousand Nine Hundred Ninety One Dollars and Twenty Five Cents (\$1,991.25) for the overpayment of 13.5 months (November 16, 2020 through December 31, 2021). January 2022, and February 2022, rental will be One Thousand One Hundred Two Dollars and Fifty Cents (\$1,102.50). Your rental beginning March 1, 2022, will be based on old rental being One Thousand One Hundred Two Dollars and Fifty Cents (\$1,102.50). Enclosed is your 75 day Notice that your rental beginning March 1, 2022 is One Thousand Two Hundred Twelve Dollars and Seventy Five Cents (\$1,212.75). This is based on increase in CPI and Real Estate Tax increase.

VIOLATION EXAMPLES



655 Congress Unit 620

- ⇒ Rice is **ordered to fix** the rent on this unit based on one of our complaints and he did.
- ⇒ 3 months later, he **un-complies**.

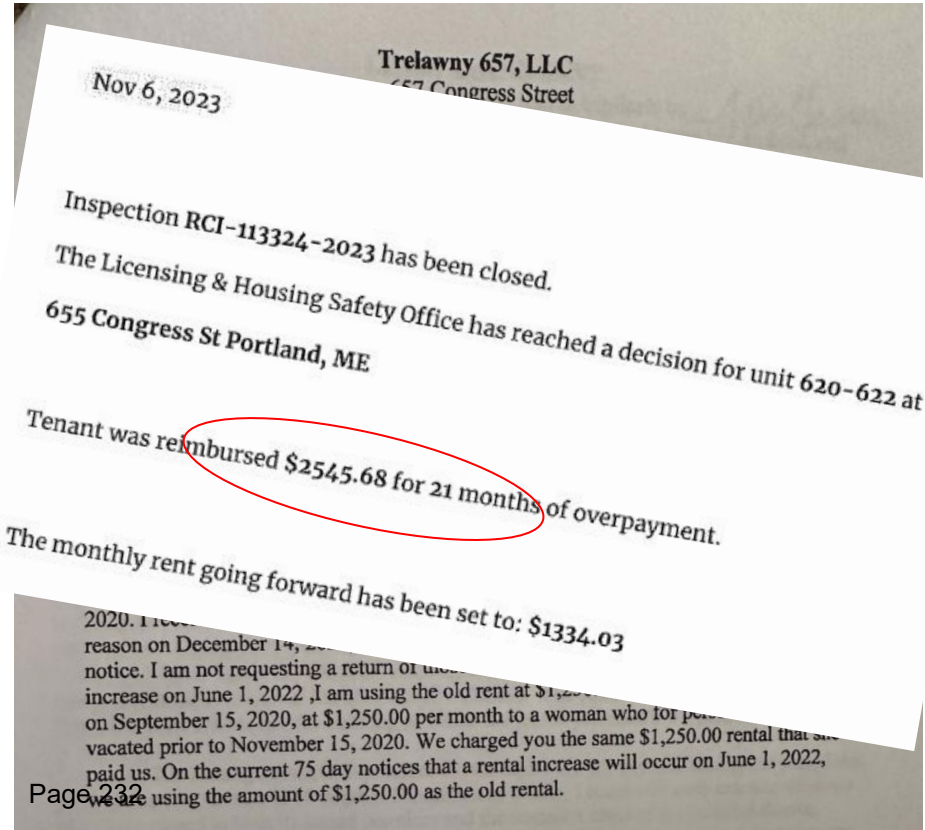


VIOLATION EXAMPLES



655 Congress Unit 620

- ⇒ Rice is **ordered to fix** the rent on this unit based on one of our complaints and he did.
- ⇒ 3 months later, he **un-complies**.
- ⇒ TTU finds out, files another complaint, HSO sent a **new NOV**



VIOLATION EXAMPLES



Between Jan. & March, 2024, we looked at 5 leases for 59 State. Four had issues (80%) and three tenants were refunded almost \$5,000.

1. Unit 8 – **Wrong base rent**
2. Unit 33 – **\$922.60 refund**
3. Unit 43 – **\$2812.41 refund**
4. Unit 46 – **\$997.62 refund (2 tenants)**
5. Unit 48 – **No issues :)**

IT'S NOT JUST 655 AND 59



These violations extend to almost every other property Rice owns.

In 2022, we submitted a complaint flagging 14 other buildings (not 59 State or 655 Congress). 11 of those buildings had illegal rent increases covering 27 units.

Building	Unit #	Jun 2020	Jan 2021	% Increase	Code Case #	Violation?
51 State	11	\$1,100.00	\$1,148.00	4.36%	BLDG2204019	Yes
	8	\$995.00	\$1,015.00	2.01%	BLDG2204019	Yes
	12	\$1,015.00	\$1,025.00	0.99%	BLDG2204019	Yes
	9	\$655.00	\$660.00	0.76%	BLDG2204019	Yes
656 Congress	304	\$865.00	\$1,050.00	21.39%	BLDG2204020	Yes
	201	\$1,121.00	\$1,308.00	16.68%	BLDG2204020	Yes
	204	\$995.00	\$1,125.00	13.07%	BLDG2204020	Yes
	207	\$645.00	\$725.00	12.40%	BLDG2204020	Yes
	403	\$650.00	\$675.00	3.85%	BLDG2204020	Yes
169 State	301	\$1,100.00	\$1,125.00	2.27%	BLDG2204020	Yes
	3	\$925.00	\$975.00	5.41%	BLDG2204021	Yes
	4	\$750.00	\$775.00	3.33%	BLDG2204021	Yes
291 Brackett	2	\$1,500.00	\$1,675.00	11.67%	BLDG2204022	Yes
235 Brackett	9	\$1,000.00	\$1,050.00	5.00%	BLDG2204023	Yes
	1	\$1,150.00	\$1,200.00	4.35%	BLDG2204023	Yes
	3	\$860.00	\$875.00	1.74%	BLDG2204023	Yes
	3	\$960.00	\$975.00	1.56%	BLDG2204023	Yes
648 Forest	3R	\$1,450.00	\$1,550.00	6.90%	BLDG2204024	Yes
546 Cumberland	6	\$1,250.00	\$1,275.00	2.00%	BLDG2204025	Yes
197 Pleasant	1	\$1,125.00	\$1,150.00	2.22%	BLDG2204026	No - based on beginning of tenancy
	4	\$1,125.00	\$1,150.00	2.22%	BLDG2204026	No - based on beginning of tenancy
684 Congress	6	\$975.00	\$1,175.00	20.51%	BLDG2204027	Yes
	9	\$1,000.00	\$1,125.00	12.50%	BLDG2204027	Yes
	1	\$1,070.00	\$1,175.00	9.81%	BLDG2204027	Yes
	3	\$1,000.00	\$1,095.00	9.50%	BLDG2204027	Yes
	2	\$1,175.00	\$1,195.00	1.70%	BLDG2204027	Yes
40 High	1	\$1,425.00	\$1,450.00	1.75%	BLDG2204028	No - based on beginning of tenancy
	3	\$1,250.00	\$1,270.00	1.60%	BLDG2204028	No - based on beginning of tenancy
45 State	2	\$1,120.00	\$1,200.00	7.14%	BLDG2204029	Yes
	2	\$1,350.00	\$1,375.00	1.85%	BLDG2204029	Yes
103 Highland	1	\$1,010.00	\$1,050.00	3.96%	BLDG2204030	No - based on beginning of tenancy
	5	\$1,195.00	\$1,200.00	0.42%	BLDG2204030	No - based on beginning of tenancy
60 Grant	1	\$565.00	\$595.00	5.31%	BLDG2204031	Yes
52 Sherman	2	\$985.00	\$1,125.00	14.21%	BLDG2204032	Yes
	4	\$1,100.00	\$1,125.00	2.27%	BLDG2204032	Yes



WHAT WE ARE ASKING

FOR

"A LANDLORD who is not in substantial compliance with ANY PROVISION of this chapter, including but not limited to the Rent Stabilization Ordinance, **may not demand, accept or retain ANY rent increase** otherwise permitted by this section or any other provision of this Code or Maine statute." (emphasis added)

Our landlord was clearly "not in substantial compliance" at either 59 State or 655 Congress from Dec. 2022 through June, 2024. All rents at these properties should be rolled back to Dec. 2022 levels until Mr. Rice proves full compliance at both properties through a thorough and transparent audit.



WHAT WE ARE ASKING

FOR

⇒ Roll back the rents to the Dec. 2022

ALL Rice properties and tenants are affected

Due to the significant number of errors uncovered at these two properties, and the number of errors uncovered at a dozen other properties, we also ask the board to consider rolling back rents at all of Mr. Rice's properties to Dec. 2022 levels until Mr. Rice can prove to HSO that all units are compliant.

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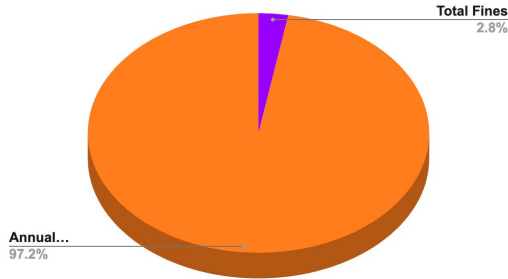


WHAT WE ARE ASKING

FOR Fines

Fine vs. Annual Landlord Rent

(Fees collected from 59 State Street and 655 Congress Street Tenants)



Similar to previous Board rulings, we believe \$100 every time an illegal rent was collected is merited. At a minimum.

Building	Apt #	Months Overcharged	FINE
59 State	1	29	\$2,900
	2	29	\$2,900
	22	12	\$1,200
	31	41	\$4,100
	45	15	\$1,500
	62	38	\$3,800
	63	10	\$1,000
655 Congress	67	24	\$2,400
	212	18	\$1,800
	404	13	\$1,300
	415-416	28	\$2,800
	602	28	\$2,800
	620-622	21	\$2,100
	723-726	24	\$2,400
Gas Fee	819	21	\$2,100
		278*	\$27,800
TOTAL			\$62,900

This fine structure comes out to \$62,900, less than 3% of what Mr. Rice takes in annually in rent from these two properties. In total, Mr. Rice collects almost \$5 million from tenants every year.



IN CONCLUSION

At first, we believed these were just mistakes. Despite our offers of help being mostly rejected, we continued to believe it was simply his incompetence at learning a new law.

But after almost four years of our landlord using lawyers and legalese to scare tenants and evictions to intimidate, it is clear that his attempts to overcharge tenants is both malicious and predatory.

We hope you will help us.



Trelawny Tenants' Union

Thank you!

We request that all documents and communications pertaining to this investigation be made public upon completion.

Re: Additional Information Requested for 59 State St and 655 Congress St Tenant's Rights Appeals

Trelawny Tenants Union <trelawnytenantsunion@gmail.com>
To: Rent Control- City of Portland <rentcontrol@portlandmaine.gov>
Cc: Buddy Moore <buddymoore.rentboard@gmail.com>

Sat, Aug 31, 2024 at 3:03 PM

Understood. Sorry to do this, but with that timeline in mind, we would like to request that our hearing be placed on the agenda of the Sept. 25th meeting if possible. We just want to make sure we have everything the board needs for final deliberation. Please let us know if that is possible and by what day material would need to be submitted for the meeting on the 25th.

On Fri, Aug 30, 2024 at 2:27 PM Rent Control- City of Portland <rentcontrol@portlandmaine.gov> wrote:

Hello,

Our office is required to provide a Notice of Public Meeting to all interested parties at least 7 days in advance of the hearing, which would fall on September 11th. The notices contain the information and materials being presented at the hearing. In order to meet the deadline, these notices must be sent via USPS by Monday, September 9th *at the latest*.

Thank you

On Fri, Aug 30, 2024 at 12:37 PM Trelawny Tenants Union <trelawnytenantsunion@gmail.com> wrote:

Thank you for letting us know. Sept 6 is a little faster than we expected for having to submit additional information for a Sept 18 meeting. Is there any way we could have until Sept. 13?

Thanks.

TTU

On Thu, Aug 29, 2024 at 10:13 AM Rent Control- City of Portland <rentcontrol@portlandmaine.gov> wrote:

Hello,

The tabled rent increase appeal submitted by Trelawny Tenants Union for the properties located at 59 State St and 655 Congress St has been scheduled to resume at a special Rent Board meeting on Wednesday, September 18, 2024 at 5:00 pm. The meeting will be remote and held via Zoom.

Please submit any previously requested documents or materials by **8:00 am Friday, September 6, 2024** so that any new information can be provided in the public notices being sent to interested parties.

The agenda with the Zoom link will be posted by Friday, September 13, 2024.

The agenda packet and Zoom link can be found on this page: [Agendas & Minutes - City of Portland, Maine](#)

Thank you

On Mon, Aug 26, 2024 at 3:31 PM Rent Control- City of Portland <rentcontrol@portlandmaine.gov> wrote:

Hello,

Please see below for the information requested by the Rent Board for the next hearing for the appeals for 59 State St and 655 Congress St. The Board will be scheduling the next hearing at the upcoming meeting on August 28th.

1) From the appellant: Any additional information regarding potential violations not included in their initial appeal submission document.

2) From the defendant: Any evidence or information regarding internal audits or any system that has been put in place to prevent overcharges in rent and/or violations of City ordinances.

3) From both the appellant and defendant: any evidence, information, or arguments they would like to provide to the Board regarding the issue of "standing."

Thank you

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Licensing and Registration
[389 Congress Street](#)
Portland, Maine 04101
rentcontrol@portlandmaine.gov
207-874-8900

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Licensing and Registration
[389 Congress Street](#)
Portland, Maine 04101
rentcontrol@portlandmaine.gov
207-874-8900

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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

Date of Hearing:

March 22, 2023 – Tabled to June 28, 2023 – Tabled to July 26, 2023 – Tabled to August 16, 2023 – Tabled to November 29, 2023 – Tabled to September 18, 2024

Owner Name and Address:

Eastern Residential Inc., 82 Hanover St, Portland, ME 04101

Agent Name and Address:

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

Property Address and Unit:

13 Montreal St, Units 1-8 (Legal address is 304 Eastern Prom)

CBL:

015-B-001-002

Tenants/Interested Parties:

Yes

Type of Request:

- Renovation of a unit or Reconfiguration of one or more units (6-233(c))
- Capital Improvement Costs, including financing costs (6-234(b)(5)(a))
- Uninsured repair costs (6-234(b)(5)(d))
- X** Increased housing service costs (6-234(b)(5)(c))
- Fair Rate of Return (6-234(b)(5)(d))

City of Portland – Housing Safety Division
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Agent Name and Address:

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

Property Address and Unit:

19 Montreal St, Units 1-8 & B (Legal address is 304 Eastern Prom)

CBL:

015-B-001-002

Tenants/Interested Parties:

Yes

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