

Remote Rent Board Meeting Minutes - Held Via Zoom

August 19, 2024

II. Roll Call - 0:00:20

Christopher "Buddy" Moore, Tenant, District 3 - Chair

Philip Mathieu, Tenant, District 5 - Vice Chair (leaves meeting at 1:29:40)

Anne-Laure Razat, Tenant, At-Large

Matthew Walker, Tenant, District 2

Matthew Lax, Tenant, District 1

Caleb Roebuck, Tenant, District 4

Kristen Carreras, Landlord, At-Large

Staff present:

Dylan Orr, Rental Registration Coordinator

Adam O'Connor, Rental Registration Inspector

Benjamin Plante, Esq., Counsel for the Rent Board

III. Unfinished Business - 0:02:12

0:03:25 - Kristen Carreras and Matthew Lax state on the record the preparations they have made for the meeting due to absence at the previous meeting.

a. Rent Increase Application - 0:05:21

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

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

Property Address: 19 Parris St, Units 1-9

CBL: 033-I-005-001

0:07:38 - David Bergeron's email is presented to the Rent Board.

0:12:32 - Matthew Lax moves to deny the application and request the applicant submit a new application under the current ordinance.

0:15:15 - Matthew Lax withdraws their previous motion.

0:15:38 - Philip Mathieu moves to approve the application for 19 Parris St in the amount of \$94.22 per month. Seconded by Kristen Carreras. (4-2; Moore and Roebuck vote no, Walker recused) The motion passes.

b. Rent Increase Application - 0:16:45

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

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

Property Address: 20 Melbourne St, all 7 units

CBL: 014-G-014-001

0:18:43 - Philip Mathieu moves to approve for 20 Melbourne St in the amount of \$93.37 per month. Seconded by Kristen Carreras. (4-2; Moore and Roebuck vote no, Walker recused) The motion passes.

c. Rent Increase Application - 0:19:38

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

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

Property Address: 55 William St, all 12 units

CBL: 116-A-025-001

0:20:00 - Philip Mathieu moves to approve the application for 55 William St in the amount of \$86.09 per month. Seconded by Kristen Carreras. (4-2; Moore and Roebuck vote no, Walker recused) The motion passes.

d. Rent Increase Application - 0:20:43

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

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

Property Address: 60 Carleton St, all 4 units

CBL: 063-D-013-001

0:21:12 - Philip Mathieu moves to approve the application for 60 Carleton St in the amount of \$194.98 per month. Seconded by Kristen Carreras. (4-2; Moore and Roebuck vote no, Walker recused) The motion passes.

e. Tenant Rights Appeal - 0:22:40

Appellant: Jamie Devins & Evan Long, 44 Dirigo St, Unit #2, Portland, ME 04102

Property Owners: James Lannon, 1530 Congress St, Portland, ME 04102

Julie Contreras-Lannon, 172 Bradley St, Portland, ME 04102

Property Address: 44 Dirigo St, Portland, ME 04102

CBL: 188-A-009-001

0:27:22 - Caleb Roebuck moves to accept the new email into public record. Seconded by Matthew Lax. (5-2; Lax and Carreras vote no) The motion passes.

1:12:15 - Philip Mathieu moves to rescind previous finding of non-retaliation and continue discussion of this item at the next scheduled meeting. Seconded by Caleb Roebuck. (5-2; Lax and Carreras vote no) The motion passes.

1:16:15 - Philip Mathieu requests a vote to bring the Landlord for comment. (1-6; Moore votes yes) The motion fails.

1:21:31 - Philip Mathieu moves to find an advisory finding emails from August 5th and August 7th could constitute violations of section 6-239 and advise the applicant to file a complaint with Housing Safety or amend their complaint to include those violations. Seconded by Matthew Lax. (7-0) Motion passes.

1:28:24 - Philip Mathieu moves to table further consideration until the next regular scheduled meeting on August 28, 2024. Seconded by Matthew Lax. (7-0) Motion passes.

IV. New Business

1:29:33 - Philip Mathieu leaves the meeting.

1:30:12 - Matthew Walker voluntarily recuses himself from the next two agenda items.

1:30:42 through 1:36:33 - The Board takes a recess.

1:38:38 - The Chair moves to enter into executive session pursuant to I MRS § 405(6)(e) for consultation between the Rent Board and its attorney concerning the Board's legal rights and duties in respect to the Trelawny Tenants' Union complaint currently before the board. Seconded by Caleb Roebuck. (5-0; Mathieu absent, Walker recused) The motion passes.

1:40:21 - 2:41:06 - Executive Session takes place.

a. Tenants Rights Hearing - 2:41:20

Appellant: Trelawny Tenants' Union, Ethan, Matt, Jordan, Han
Property Owners: 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

b. Tenants Rights Hearing - 2:41:20

Appellant: Trelawny Tenants' Union, Ethan, Matt, Jordan, Han
Property Owners: Trelawny 657 LLC, 657 Congress St, First Floor, Portland,
ME 04101
Property Address: 655 Congress Street, Portland, ME 04101
CBL: 046-D-021-001

2:45:20 - Trelawny Tenants' Union presents the complaint.

3:05:32 - Jeremy Dean responds on behalf of 59 State Street LLC and Trelawny 657 LLC.

3:18:53 - Trelawny Tenants' Union provides rebuttal by Ethan Strimling.

3:26:03 - Jeremy Dean provides rebuttal on behalf of 59 State Street LLC and Trelawny 657 LLC.

3:31:25 - Trelawny Tenants' Union member, Jordan, provides a response.

3:34:54 - Trelawny Tenants' Union member, Han, provides a response.

3:36:40 - Jeremy Dean responds on behalf of 59 State Street LLC and Trelawny 657 LLC.

No public comment received.

5:16:27 - Matthew Lax moves to table the item for and to discuss rescheduling at the next regular meeting and request from both parties the information items that had been discussed in regards to other issues of non-compliance and internal auditing or other procedures to prevent further overcharges. Seconded by Anne-Laure Razat. (5-0; Mathieu absent, Walker recused) The motion passes.

V. Adjourn

5:19:21 - Caleb Roebuck moves to adjourn. Seconded by Kristen Carreras. (6-0; Mathieu absent) The motion passes.