

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL FOURNIER (A/L)
BENJAMIN GRANT (A/L)



SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

CITY COUNCIL WORKSHOP

Rent Control

June 9, 2025 at 5:00 PM in Council Chambers

REMOTE PARTICIPATION:

The City Council will conduct this meeting from Council Chambers, located on the second floor of City Hall. If you are not able to attend in person, a recording will be available in the [Agenda Center](#) following the meeting. To watch remotely, visit: <https://portlandme.portal.civicclerk.com/event/8087/media>

INTRODUCTION:

Mayor Mark Dion

AGENDA ITEMS:

Feedback from Stakeholders

Portland Tenants Union

Trelawny Tenants' Union

Rental Housing Alliance of Southern Maine

Ordinance Administration and Enforcement (Jessica Hanscombe, Director, Office of Permitting & Inspections)

Enforcement/Judicial Process (Corporation Counsel)

Council Q&A

ADJOURNMENT:

Portland Maine Rent Board



2024 Annual Report

Approved April 23, 2025

Christopher Moore
Cody Austin Sims

Chair (D3)
Vice Chair (D5)

Matthew C. Lax
Matthew Walker
-Vacant-

D1
D2
D4

Kristen Natalie Carreras
Anne-Laure Razat

At Large
At Large

Background

Dear Members of the Portland City Council:

The Rent Board submits to the Portland City Council its annual report as required by **City of Portland Code of Ordinance Chapter 6, Article XII, Sec. 6-263 (h)**, which states:

***Sec. 6-263.** In addition to the jurisdiction conferred on it by other ordinances of the City and in accordance therewith, the Rent Board shall have the following jurisdiction and authority:*

***(h)** To prepare an annual report on the state of the City's rental unit availability, which shall be presented to the City Council as part of a regularly-scheduled public hearing. This report shall include a summary of rents within each of the five (5) council wards. Such reporting may or may not be done in conjunction with similar reporting required of the City's Rental Housing Advisory Committee, as established by this Chapter;*

In the following pages the Board provides a summary of the following:

- Activities and significant events of the Board.
- Legal considerations that have impacted Board operations.
- Data regarding rental units within the city summarized in charts, tables, and graphs.

This report is intended to meet the ordinance requirement above, and to provide a factual summary of the Board's work since the Board was formed.

Respectfully submitted,

City of Portland Rent Board

Highlights

Total Units registered in 2023	17,513
Covered	11,048
Exempt	6,465

Down from 17,986 in 2022
Way up from 14,444 in 2021

Median rent of covered units (all)	\$1,550
(with all \$0 rents removed)	\$1,588

Compare to \$1,465* in 2022 (* different methodology)
and to \$1,420** in 2021 (** average - not median)

In both previous years, the methodology included removing some data referred to as “outliers”, which this board did not continue to apply, so it is not advisable to draw conclusions about trend from this or to compare medians to averages, generally.

Median rent increase % (covered)	5.26%
(only those with an increase)	6.99%

Compare to the allowed percentage
increase of 7%

Significant Board Activities and Events

During the 2024 Year the Board heard 27 **unique** applications.

19 of these were new in the year 2024, and 8 were carryovers from the previous year.

Of these 27 applications

- 15 were approved
- 1 was denied
- 11 more have had no ruling (tabled / dropped / settled / etc)

	Total # of New Applications	Total # of Applications Heard	Total # of Applications Approved	Total # of Applications Denied or Rejected	Total # of Applications Currently Tabled, Settled, or Dropped
Rent Increases	13	21	13	1	7
Complaints	6	6	2	0	4
Total	19	27	15	1	11

Significant Board Activities and Events

In 2024, the city began the process of proactive enforcement and auditing of rental properties through the new Licensing and Housing Safety Division (LHSD)

- They have investigated 3911 units among 544 properties
 - This is roughly 22% of all the rental units in the city, and about 14% of rental properties (that's a pretty good first year!)

Rent Control Inspections

Type of Inspections	Total # Properties	Total # of units
<u>Complaints</u> (Potential violations reported to our office)	11	301
<u>Audits</u> (Proactive enforcement based on percentage that rent was increased)	27	545
<u>Quality Control</u> (proactive verification of data supplied to our office)	155	390
Quarter 4 Total:	193	1236
<i>Year to date Total</i>	<i>544</i>	<i>3,911</i>

Significant Board Activities and Events

The Board also proposed and implemented a few rules of procedure

- A formalization of the recusal process
- A procedure for ensuring public access and participation in application proceedings
- A “completeness check” methodology to ensure applicants are submitting complete materials before any application makes it to the public hearing phase (to reduce applications needing tabling)
 - This action carries on into 2025 as the Board adapts their application process to ensure applicants understand and anticipate Board expectations such that they can conduct more efficient review

Litigation and Legislation Relevant to the Rent Control Ordinance

- o **PVA Ltd. Partnership v. City of Portland:** Some initial ruling has been made in the matter where PVA sued the City arguing that its properties fall under the rent control ordinance exemption for “[a]ccommodations where the amount of rent charged is either controlled or subsidized by a federal, state, or local government agency” because the Maine State Housing Authority controls the rent for a portion of the individual units at each property. PVA moved for summary judgment and the Cumberland County Superior Court (O’Neil, J.) denied the motion, holding that the ordinance uses the term “accommodations” to describe a specific type of “rental unit,” rather than a whole property comprised of multiple units. In support of its conclusion, the Court reasoned that “accommodations” are an exempted subset of the “rental units” that the ordinance regulates. The Court also reasoned that allowing landlords to exempt their entire property from the City’s ordinance by subjecting one unit to rent control by a different agency would defeat the purposes of the ordinance. The case is still pending at time of writing.
- o **Rice v. Strimling:** This civil eviction trial concluded in a jury finding 8-1 in favor of the tenant, Strimling. The jury was charged with determining if the landlord, Rice, evicted Strimling as retaliation for his involvement in the Trelawny Tenants Union which has filed multiple complaints against Rice with the Rent Board since the Rent Control Ordinance was enacted.
- o **Trelawny 657, LLC v. Portland:** The City issued a Notice of Violation, finding that the Landlord charged rent that exceeded limits established in the City’s rent control ordinance. The Landlord appealed the City’s Notice of Violation to the Superior Court. This case is still pending at time of writing.

Summarized Rental Unit Data - General Methodology

The Rent Board created the following summary and graphs based on an analysis of data obtained from the Licensing and Housing Safety Division (LHSD). The LHSD is tasked with maintaining the rental unit registration data for the City of Portland. This data is then entered into a database which is utilized for the Board's analysis. This report primarily relies on two timestamps for rental reportings; 1) The Current Rent (November 2023) and 2) The Previous Rent (November 2022). For that reason, the data analysis in this report should be considered a representation of rental conditions through fall 2023, even though the report is dated 2024.

This sheet, containing the abridged and relevant data as well as the analysis done for this report, can be found at https://docs.google.com/spreadsheets/d/1CZ3FEDZ0BdqX8WABUHIIfOkpmDRdwOOzYd_PddtjlR9s

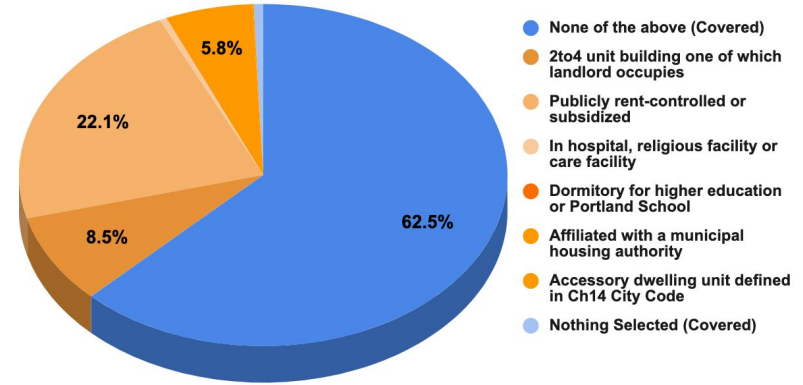
In the previous year, former Chair Mathieu produced a catalog which links each Parcel ID to a specific Ward (District) in the city. This list was used in combination with the LHSD data to identify the ward for each registered rental unit. There were 239 entries in the LHSD data which were not identifiable in the ward catalog. Fortunately, the vast majority of these (207) were at three properties. These and the rest all had easily an identifiable ward based on address. These 239 units with hand corrected ward information are indicated by **Blue** text in the ward column in the above referenced data sheet.

In previous years the Board has filtered the data sheet further, by omitting what were described as “outliers”. This author finds that a significant number of what were considered outliers in those years may in fact be useful information, and so has declined to completely repeat that outlier process for this report. Furthermore, because median statistics are being reported, the few number of covered outliers has very little to no effect on those statistics.

The single circumstance of outliers which are removed from any analysis in this work are for non-reported or for \$0 reported rent levels, in either the current or the previous year, especially in exempt units. Because of the large number of \$0 rents reported, this does affect median statistics for exempt units, so statistics are reported with and without \$0 rents factored in.

Summarized Rental Unit Data - Exempt vs. Covered

Registration Type	Count	Percent
None of the above	10937	62.45%
2to4 unit building one of which landlord occupies	1483	8.47%
Publicly rent-controlled or subsidized	3873	22.12%
In hospital, religious facility or care facility	84	0.48%
Dormitory for higher education or Portland School	2	0.01%
Affiliated with a municipal housing authority	1008	5.76%
Accessory dwelling unit defined in Ch14 City Code	15	0.09%
(Nothing Selected) <i>*Considered Covered</i>	111	0.63%
Total	17513	100.00%
Exempt	6465	36.92%
Covered	11048	63.08%



A total of **17,513 units** were registered with the city for the 2024 registration year within the 3,924 unique licenses issued, for roughly 4.46 units/licence

11,048 (63.08%) units were covered

6,465 (36.92%) units were exempt

Summarized Rental Unit Data - Count Statistics

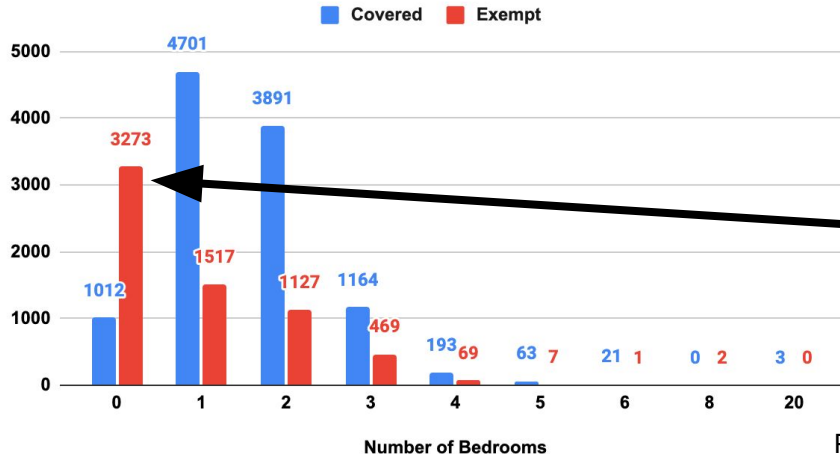
As expected, there tend to be more smaller apartments (0-2 bedroom) than larger (3+ bedrooms).

0-2 Bedroom units appear to represent almost 89% of all units in town.

Studios (0 bed) may be over represented here because most exempt units report 0, as they are not required to.

# of Bdrms	Covered		Exempt		Total	
0	1012	9.16%	3273	50.63%	4285	24.47%
1	4701	42.55%	1517	23.46%	6218	35.51%
2	3891	35.22%	1127	17.43%	5018	28.65%
3	1164	10.54%	469	7.25%	1633	9.32%
4	193	1.75%	69	1.07%	262	1.50%
5	63	0.57%	7	0.11%	70	0.40%
6	21	0.19%	1	0.02%	22	0.13%
8	0	0.00%	2	0.03%	2	0.01%
20	3	0.03%	0	0.00%	3	0.02%
Total	11048	100.00%	6465	100.00%	17513	100.00%

Units By Bedroom Count



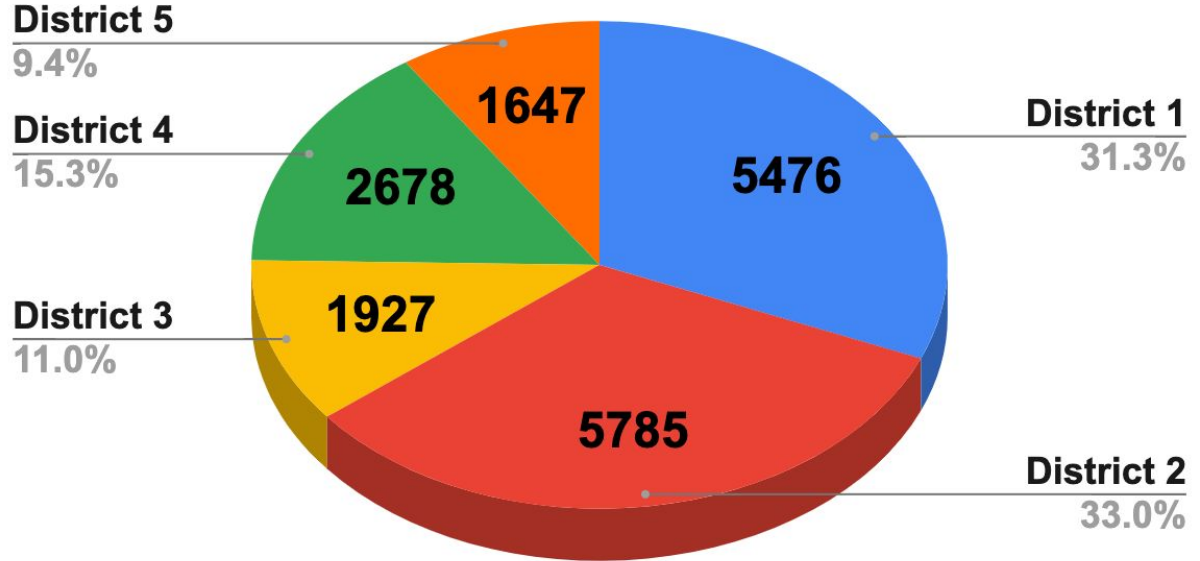
Note: The vast majority of exempt units reported 0 for both rent price and bedroom count, as they are not required to accurately report these.

This means that it is unlikely that the count of 3273 zero bedroom exempt units is accurate, and many of those are probably spread out among the other categories.

Summarized Rental Unit Data - Count Statistics

Around 64.3% of the units in town are in Districts 1 and 2

The Remaining 35.7% are off peninsula in Districts 3, 4, and 5



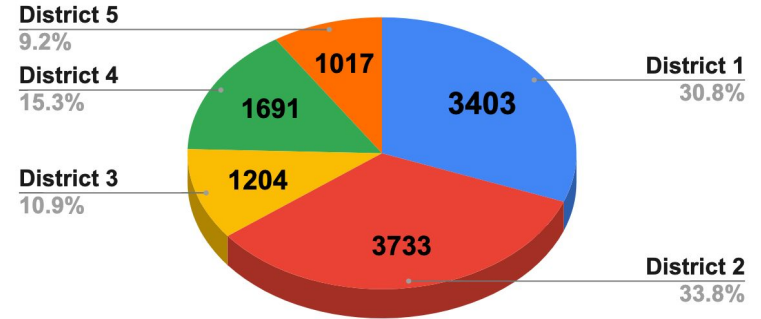
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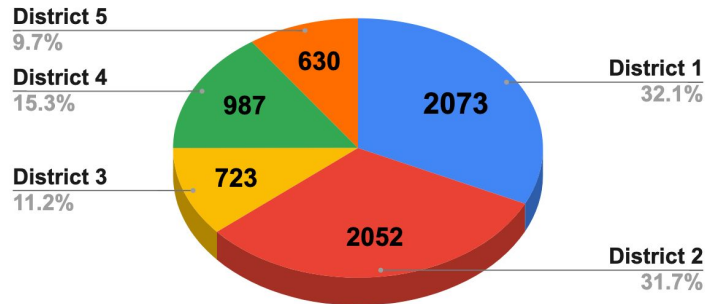
The Remaining 35.7% are off peninsula in Districts 3, 4, and 5

The ratios of covered versus exempt units appears to be the same across all Districts

Covered Units Only



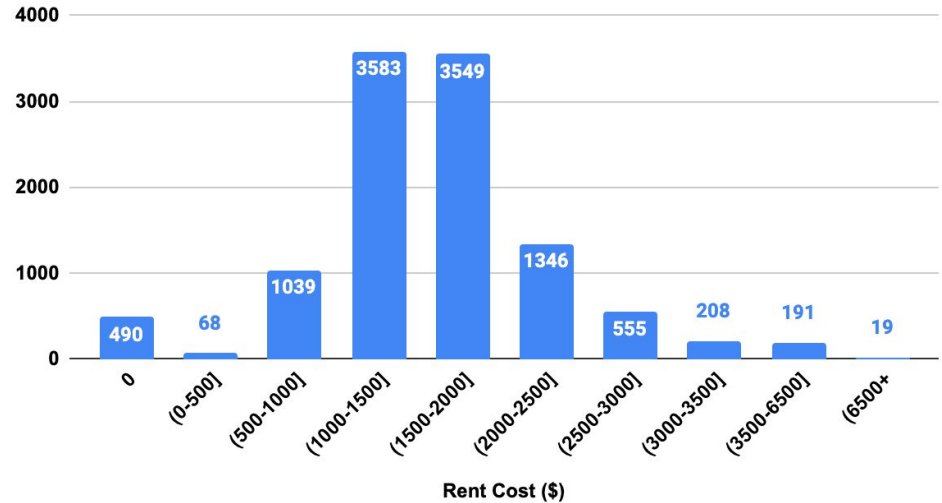
Exempt Units Only



Summarized Rental Unit Data - Count Statistics

	Covered	
Rent Cost \$	Count	Percent
0	490	4.44%
(0-500]	68	0.62%
(500-1000]	1039	9.40%
(1000-1500]	3583	32.43%
(1500-2000]	3549	32.12%
(2000-2500]	1346	12.18%
(2500-3000]	555	5.02%
(3000-3500]	208	1.88%
(3500-6500]	191	1.73%
(6500+	19	0.17%
Totals	11048	100.00%

Units By Rent Cost



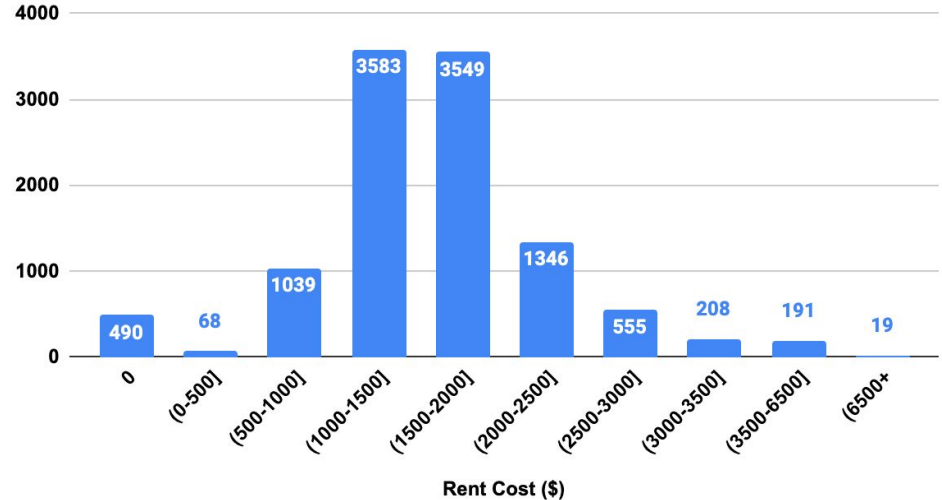
This shows the general distribution
of covered rents in town

Summarized Rental Unit Data - Count Statistics

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(6500+	19	0.17%
Totals	11048	100.00%

It may be concerning that almost 5% of covered units in town still report a \$0 rent

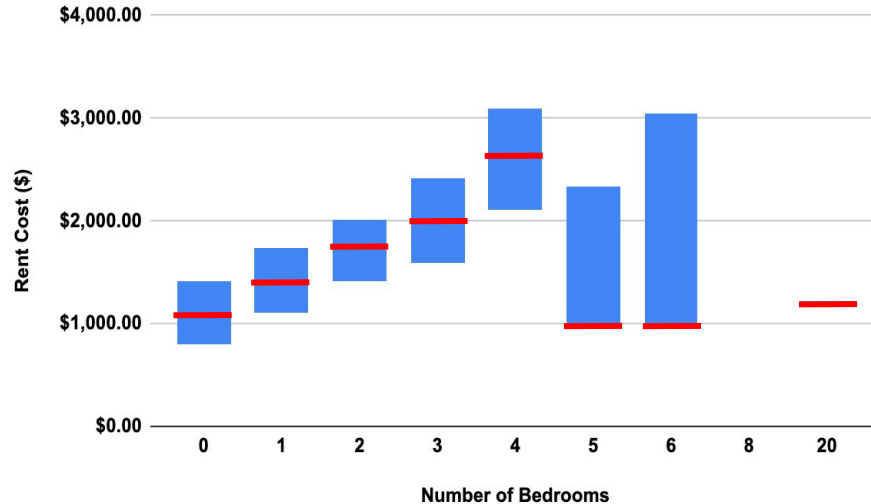
Units By Rent Cost



This shows the general distribution of covered rents in town

Summarized Rental Unit Data - Median Rent Statistics

Q1-Q3 Range - Covered



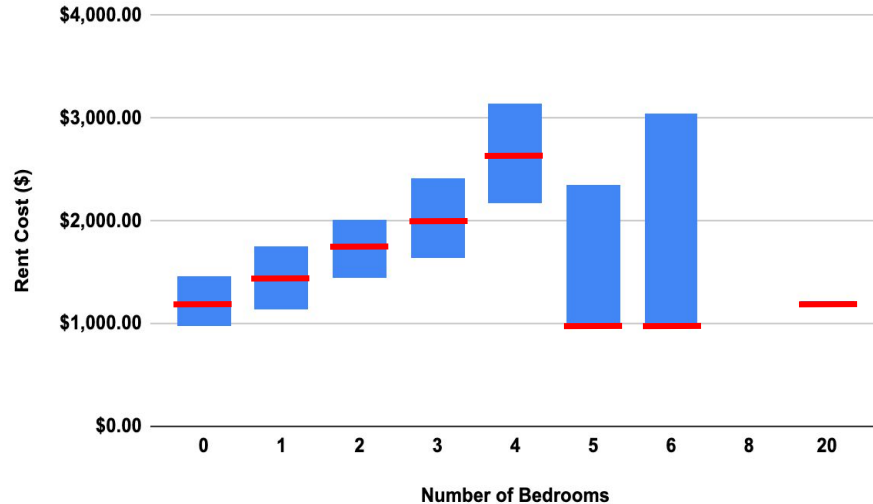
Median (Covered)	N	# of Bdrms
\$1,118.00	1012	0
\$1,400.00	4701	1
\$1,695.00	3891	2
\$2,000.00	1164	3
\$2,640.00	193	4
\$1,000.00	63	5
\$1,000.00	21	6
#N/A	0	8
\$1,200.00	3	20
\$1,550.00	11048	All

Covered unit stats seem reasonable (except 5+ bedroom which are probably mislabelled, and the 20 bedroom units which are probably only 2 bedrooms)

When even the 490 \$0 rents are included, **the median rent is \$1550**

Summarized Rental Unit Data - Median Rent Statistics - \$0 Rents Removed

Q1-Q3 Range - Covered (Zeros Removed)



Median (Covered)	N	# of Bdrms
\$1,200.00	831	0
\$1,425.00	4548	1
\$1,700.00	3773	2
\$2,010.00	1135	3
\$2,687.00	185	4
\$1,000.00	62	5
\$1,000.00	21	6
#N/A	0	8
\$1,200.00	3	20
\$1,588.00	10558	All

Covered stats are unmoved when \$0 rents are removed, leading to confidence the full covered set is representative.

When \$0 rents are removed, **the median rent is \$1588**

Summarized Rental Unit Data - Median Rent Statistics - By District

Covered Units Only with \$0 Rent removed

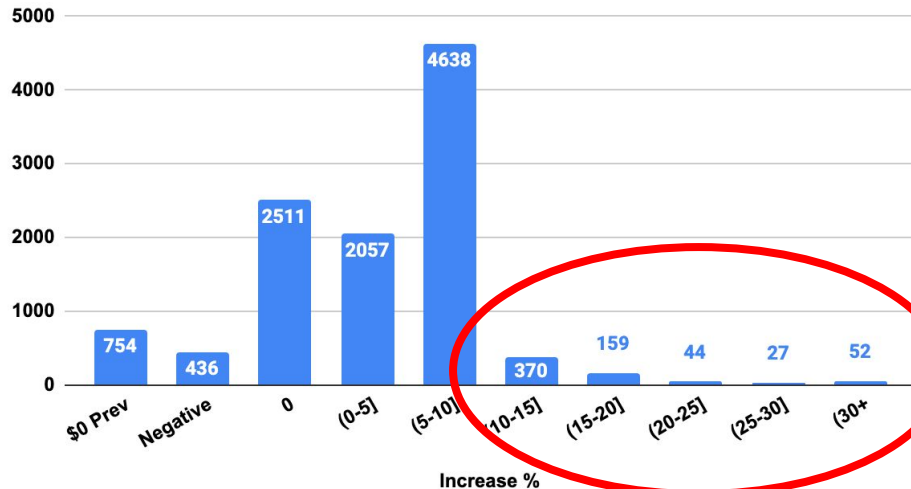
Deep Green - Most Affordable
Deep Red - Least Affordable

# of Bdrms	All Dist	Dist 1	Dist 2	Dist 3	Dist 4	Dist 5
0	\$1,200.00	\$1,289.00	\$1,094.50	\$1,358.50	\$1,161.00	\$1,490.00
1	\$1,425.00	\$1,567.00	\$1,372.93	\$1,350.00	\$1,425.00	\$1,175.00
2	\$1,700.00	\$1,875.00	\$1,710.00	\$1,620.00	\$1,757.00	\$1,540.00
3	\$2,010.00	\$2,190.00	\$2,016.50	\$2,000.00	\$1,954.00	\$1,900.00
4	\$2,687.00	\$3,000.00	\$2,500.00	\$2,519.00	\$3,000.00	\$2,595.50
5	\$1,000.00	\$4,700.00	\$4,892.90	\$2,346.50	\$1,000.00	\$1,000.00
6	\$1,000.00	\$1,575.00	\$4,995.74	\$3,300.00	#N/A	\$1,000.00
8	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
20	\$1,200.00	#N/A	#N/A	\$1,200.00	#N/A	#N/A
All	\$1,588.00	\$1,654.00	\$1,495.00	\$1,600.00	\$1,710.00	\$1,502.00

Summarized Rental Unit Data - Rent Increase Statistics

The majority of rent increases fall under the 10% cap, however almost **6% of covered units report increases above this cap**. These are either registration errors or violations

Units by Rent Increase

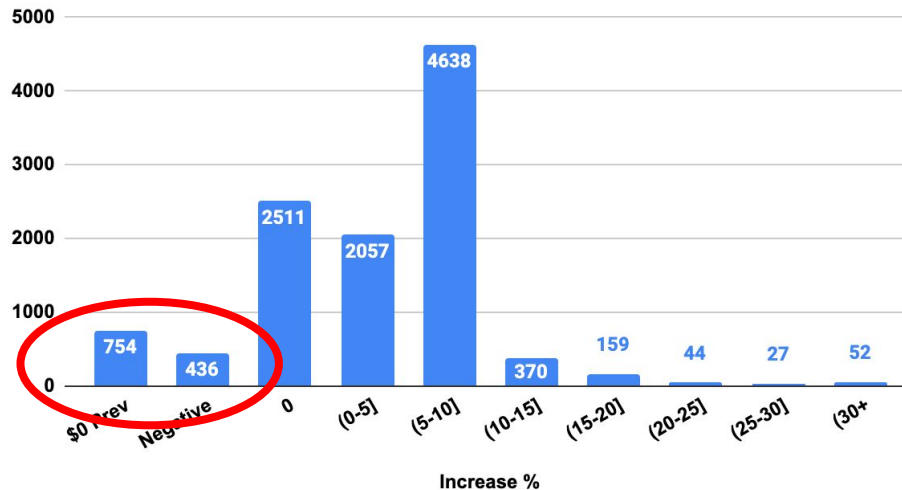


	Covered	
Increase %	Count	Percent
\$0 Prev	754	6.82%
Negative	436	3.95%
0	2511	22.73%
(0-5]	2057	18.62%
(5-10]	4638	41.98%
(10-15]	370	3.35%
(15-20]	159	1.44%
(20-25]	44	0.40%
(25-30]	27	0.24%
(30+)	52	0.47%
Totals	11048	100.00%

Summarized Rental Unit Data - Rent Increase Statistics

Additionally, **about 11% of covered units report either a \$0 previous rent or a negative rent increase.** Some may be brand new units, however the majority appear to be registration errors.

Units by Rent Increase

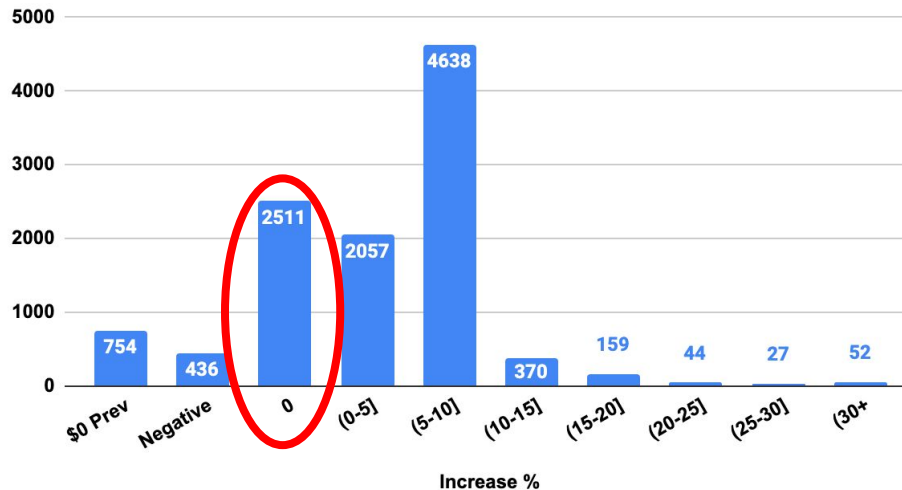


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(15-20]	159	1.44%
(20-25]	44	0.40%
(25-30]	27	0.24%
(30+]	52	0.47%
Totals	11048	100.00%

Summarized Rental Unit Data - Rent Increase Statistics

Finally, **almost one quarter of the units in town report no rent increase.** While this would be great, it should be considered with skepticism as it may also represent registration error.

Units by Rent Increase

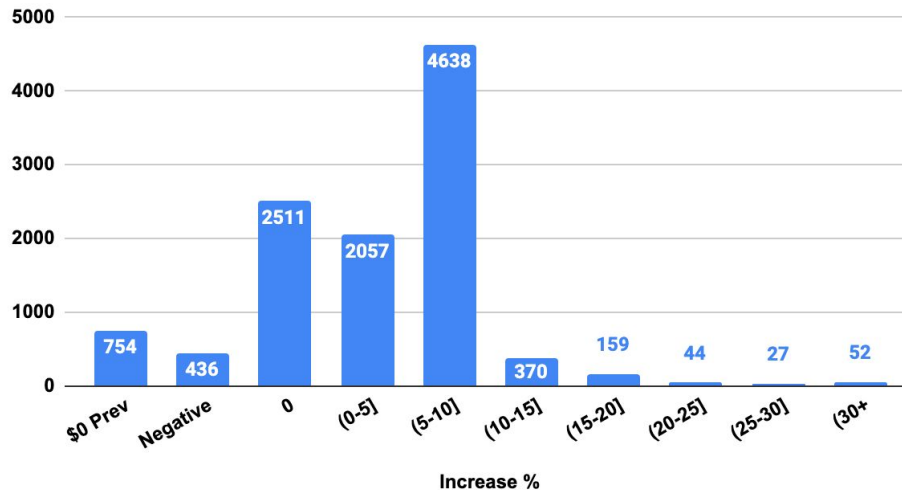


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(10-15]	370	3.35%
(15-20]	159	1.44%
(20-25]	44	0.40%
(25-30]	27	0.24%
(30+]	52	0.47%
Totals	11048	100.00%

Summarized Rental Unit Data - Rent Increase Statistics

We can't get the median rent increases without first removing the units that had \$0 previous rents (we'd divide by zero)

Units by Rent Increase



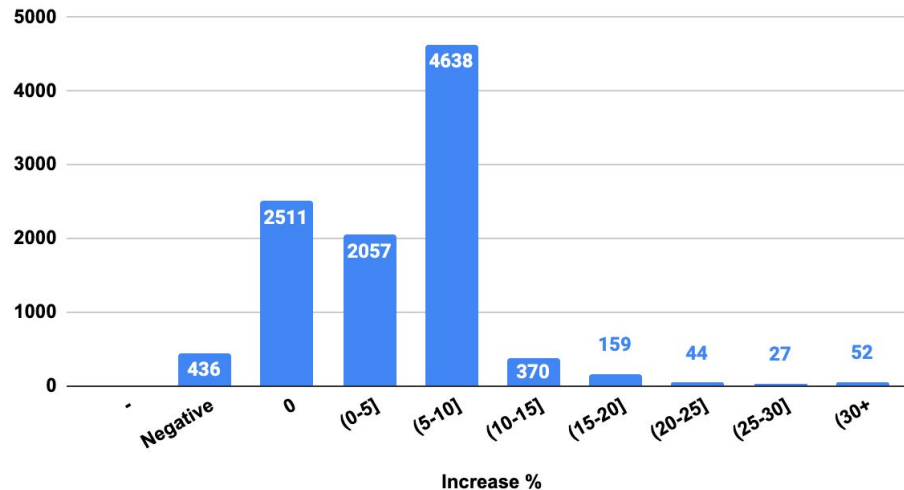
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(15-20]	159	1.44%
(20-25]	44	0.40%
(25-30]	27	0.24%
(30+)	52	0.47%
Totals	11048	100.00%

Summarized Rental Unit Data - Rent Increase Statistics

When we take out those \$0 previous rents we find...

Covered Median Rent Increase - **5.26%**

Units by Rent Increase



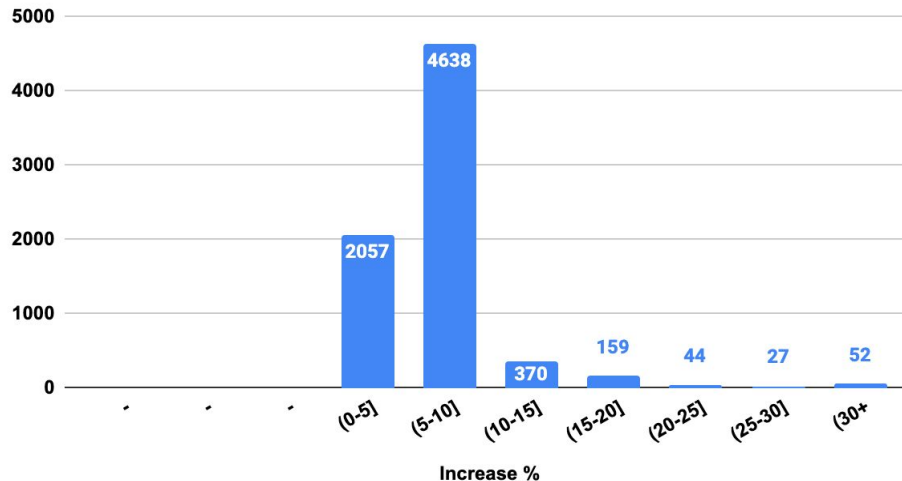
	Covered	
Increase %	Count	Percent
-		
Negative	436	4.24%
0	2511	24.39%
(0-5]	2057	19.98%
(5-10]	4638	45.06%
(10-15]	370	3.59%
(15-20]	159	1.54%
(20-25]	44	0.43%
(25-30]	27	0.26%
(30+)	52	0.51%
Totals	10294	100.00%

Summarized Rental Unit Data - Rent Increase Statistics

When we look at only units with a rent increase...

Covered Median Rent Increase - **6.99%**

Units by Rent Increase



	Covered	
Increase %	Count	Percent
-		
-		
-		
(0-5]	2057	28.00%
(5-10]	4638	63.13%
(10-15]	370	5.04%
(15-20]	159	2.16%
(20-25]	44	0.60%
(25-30]	27	0.37%
(30+]	52	0.71%
Totals	7347	100.00%

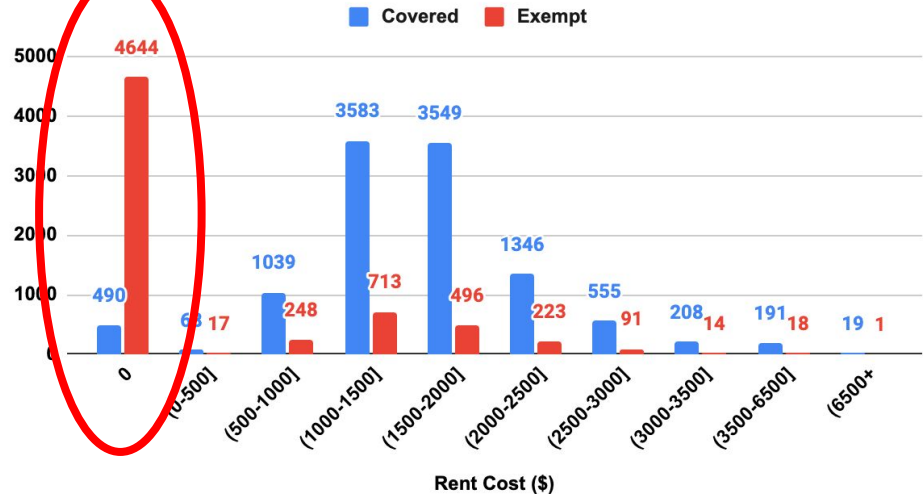
This is a pretty remarkable result -

2023 AIP was 7%, this is either an amazing coincidence or evidence of compliance

Recommendations

- Statistics on Exempt units are not useful, due to the majority of units being reported as \$0 rent.
 - Require Exempt units to report the same as Covered units**

Units By Rent Cost



Recommendations

- An unreasonable number of units self report non compliance
 - **All registrations reporting non compliance should not be considered registered.** And should be subject to the same deadlines and penalties until compliance is achieved or the reporting is accurate

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Totals	11048	100.00%

At a minimum, more than 1/8 of all covered units in town have non compliant rents, or are improperly registered

Recommendations

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 - **All registrations reporting non compliance should not be considered registered.** And should be subject to the same deadlines and penalties until compliance is achieved or the reporting is accurate

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(20-25]	44	0.40%
(25-30]	27	0.24%
(30+]	52	0.47%
Totals	11048	100.00%

At a minimum, more than $\frac{1}{8}$ of all covered units in town have non compliant rents, or are improperly registered

Another $\frac{1}{4}$ of those units report no rent increase, and suspect. LHSD should assume that true and hold the registrants to that for subsequent years, until audited to verify

Recommendations

- **The city should prepare Rental History Cards for every unit**
 - o After registration, all registered units should have that postcard send to the tenant so that they are aware of what is reported and can contest that information if it is inaccurate. An example is provided below.

389 Congress #404					
	<u>Rent</u>	<u>Bank</u>	<u>Total</u>	<u>Increases</u>	
June2020	\$1,000.00	\$0.00	\$1,000.00		
				2020 turnover	
				2021 turnover	
Nov 2021	\$1,000.00	\$0.00	\$1,000.00		
				\$50.00 2022 turnover	
				\$43.00 2022 CPI @ 4.3%	
				\$51.30 2022 TRRA	
Nov 2022	\$1,100.00	\$44.30	\$1,144.30		
				2023 turnover	
				\$77.00 2023 CPI @ 7%	
Nov 2023	\$1,210.00	\$11.30	\$1,221.30		
				2024 turnover	
				\$24.20 2024 CPI @ 2%	
Nov 2024	\$1,245.50	\$0.00	\$1,245.50		
				\$50.00 2025 turnover	
				\$31.14 2025 CPI @ 2.5%	
Nov 2025	TBD	TBD	\$1,326.64		

Similar to the cards sent out near election time

Will also help landlords understand how and why they can increase rent, as well as how much banked rent they still have remaining

After units are audited and information is verified would be a great time to prepare these (I would not use previous years' registration info to do so)

Recommendations - Repeated from 2023 Report

In the 2023 report similar things were suggested. That is repeated here for context

Recommendations

The Rent Board does not have a direct role in rental registration or ordinance enforcement. However, the Rent Board does rely on data produced by HSO in order to understand the conditions of the rental market and produce a report for the City Council. In the spirit of open collaboration, the Rent Board suggests the following strategies that could help to address some of the uncertainty in rental registration data moving forward:

1. Offer a public-facing “rental history card” that includes the rent history, reasons for increases, and banked rent amounts. This could facilitate both better tracking of compliance and easier recordkeeping for the registrant.
2. Collect reasons for rent increases applied. For example, provide a checkbox for 5% turnover increase, or an open field for AIP amounts. If possible, programmatically suggest allowed amounts and provide input validation that checks for compliance. This would help the Rent Board better understand what types of rental increases are occurring, assist registrants in confirming their own compliance, and assist staff in identifying registrations that may require follow-up.
3. Configure the registration system to disallow or require an explanation for \$0 rents or rents below a certain threshold. This would help to identify which units genuinely have \$0 rents and which units may be reporting \$0 erroneously or because they are exempt and do not wish to report another amount.
4. Configure the registration system to disallow or require an explanation for increases in excess of 10%. This would help eliminate typos (such as the unit that reported \$16001600 rent this year) and flag issues of genuine non-compliance.
5. Configure the registration system to prepopulate or otherwise assist the registrant in confirming previously-registered base rent amounts. This could eliminate human error resulting in recorded changes to base rent, and assist in recordkeeping for the registrant, particularly in the case of changes in ownership.
6. Provide a digital calculator, preferably as part of the registration system, that automatically calculates allowed increases based on prior registration information and/or manual entry. This could reduce the burden on staff to deal with “How much can I increase rent?” questions.



March 2025 Rental Audit

Introduction

From March 1 - March 6, 2025, 110 volunteers reviewed Zillow and Craigslist for all new long term rental listings in Portland, ME. Using publicly available sources, the rental registration status with the City of Portland was determined. For registered units, the allowable rent for 2025 was calculated to determine if the unit was in compliance with rent control.

A summary and analysis of our findings can primarily be found on the Analysis tab of this sheet, and further procedural details can be found on the "Methodology" tab.

Additional tabs include:

- "Notes Summary": A brief summary of trends found in the notes reported by auditors. Auditors were asked to note "irregularities" or oddities during their search.
- "All Units (Refined)": The overall data set of listings audited. Listings where an address/unit could not be confidently identified were excluded from this set. (See "Verifying Addreses" in *Methodology*)
- "All Registered Non-Exempt" - Data set with unregistered units and units which are exempt from rent control excluded. This data set was used to narrow down to units that can be analyzed for rent control compliance.
- "Potentially Illegal Rent Analysis": Further analysis of all "Illegal Rent" (Registered, Non-Exempt units that had listed rent above allowed rent). Shows the sum of illegal increases,

Note: Advertising rent prices that are out of compliance with Portland's rent control ordinance is not illegal until a lease is signed for a rent above the amounts allowed under city ordinance.

Questions about these data can be directed to Bradley Davis at info@portlandtenantsunion.org

How many units of all that we found are registered?

Registered	n=240	all units
Yes	188	78.33%
No	52	21.67%
	240	

How many units of all that we found are exempt from Rent Control, or we are unsure?

Exempt	n=240	all units
Exempt	22	9.17%
Unknown	7	2.92%
Not Exempt (RC applies)	211	87.92%
	240	

How many registered and RC-covered units did their registration calculations correctly?

Calculations done correctly	n=169	
Yes	83	49.11%
No	75	44.38%
Not Sure	11	6.51%
	169	

How many registered and RC-covered units listed rents in compliance with Rent Control?

Listed rent in compliance	n=169	
Compliant	115	68.05%
Non-compliant (too high!)	42	24.85%
Unsure/Unknown	12	7.10%
	169	

All Units - Registration

Is the unit registered?	Count	Percentage
Yes	187	77.92%
No	53	22.08%
Grand Total	240	100.00%

\$46,750.00 Lost Reg + Late**All Units - Noncompliant in Any Way**

Is this unit noncompliant, in any way?	Count	Percentage
Compliant	95	39.58%
Non-Compliant	145	60.42%

For this, a unit was deemed "non-compliant" if it is unregistered, has a potentially illegal rent increase, or has incorrect registration calculations (if non-compliant)?

rol?

3 Fees (@ \$250 ea)

exempt).

Methodology

Tracking Listings. Auditors submitted new listings via a Google Form. New listings were considered any rental unit listed on Zillow or Craigslist between March 1 - March 31, including listings that were previously listed but re-posted during the time frame. As listings get removed as they are rented, auditors submitted screenshots along with submissions. *Screenshots are available upon request.*

Registration Status: As both Short-Term and Long-Term Rental Housing Registrations are public, auditors used the City's [Citizen Self Service](#) portal (CSS) to determine if the unit had a valid registration on file with the City. A valid registration is defined as one showing as "Issued" in CSS along with an expiration date of December 31, 2025. Units that only had rental registrations from prior years appear were deemed to be unregistered as [registration renewals for 2025 were due December 31, 2024](#).

Unregistered units were reviewed by a smaller team of volunteers to confirm they were not registered under a different address or to a different city parcel. See *"Verifying Addresses"* for

Allowable Rent: If the rental unit was registered, its allowable rent was determined based on publicly available information on CSS. Using existing rental registration data, the Base Rent, Current Rent, and Banked Rent Remaining were pulled into the calculation formula. It was assumed that in 2025, each unit would be eligible for a [Allowable Increase Percentage](#) of 2.5% of the "Current Rent" as well as a New Tenant Increase of 5% of the "Base Rent." If units had banked rent, this was factored up to the amount that would cause the total increase in 2025 to equal 10% of the "Current Rent," the maximum allowed increase in a single year. Because it was impossible for auditors to confirm whether tenant turnover occurred and was voluntary, all

Determining validity of Calculations: Data from publicly available registrations was taken at face value when calculating Allowable Rent, but in some cases, Allowable Rent was difficult to determine, if not impossible. For example, some units had listed 2024 increases that were beyond the allowable increase, did not bank rent in their registration, or improperly filled in their registration form (rent info left blank, partial completion, same amount for each value, etc.). In these cases, the unit was determined to have "incorrectly completed calculations in the CSS"

Rent Control Exemption: Various rental unit types are [exempt from rent control](#), including owner-occupied buildings with 2-4 units and accessory dwelling units. Despite being exempt from rent control, their registration is still required. As such, we verified their registration status and included them in our analysis of total number of unregistered units. However, as they are rent-control exempt, they were excluded from analyses of valid rent increases and correct registration calculations.

Owner-occupancy was primarily listed on CSS registrations. However in some cases, parcel

verifying Addresses: In some cases, listings required additional searching to determine their registration status. These listings were flagged for a smaller team of volunteers to further look into and determine, to the best of their ability, if the unit was registered under something other than what was shown on the listing.

Address Issues (and remedies) included, but were not limited to:

- Unit Number not listed: Volunteers reviewed registration records to determine if the unit could only be attributed to one of the units listed (ex. listing was a 2-bedroom and only one unit in the building is a 2-bedroom). Further context clues from the listing were used to attempt to determine the unit's location in the building (ex. 3rd floor in a 3 unit building = Unit 3, likely). Additionally, auditors attempted to find the listing on other sites (such as previous rental advertisements) to determine if the unit was listed there.
- No registration at address: Using the City's [Parcel Map](#) and [Property Search](#) tools, all units without a found registration were reviewed to determine if they may have been registered under a different address at the same parcel. For example, if the building has two address numbers (such as 104 and 106), all units may be listed at one, or if the building is on a corner, it may be listed under the other street at the corner.
- No address listed: In some cases, units were listed as "Undisclosed Address." Using context clues from the listing, reviewers attempted to determine the true address of the unit. In some cases, further research was performed to see if the address could be found based on the name/phone number of the person or company renting the unit.

Any units where the group was unable to confidently identify the unit or address were noted but

1. Widespread Non-Compliance with Rental Registrations

- Many units are unregistered despite legal requirements.
- Some landlords let registrations expire (e.g., expired 12/31/24).
- Owner-occupied units often go unregistered, even though some may still need to be registered.
- All zeros entries in registrations suggest landlords are not properly tracking rent history.

2. Illegal Rent Increases Beyond Rent Control Limits

- Numerous listings exceed 10% annual increases (some as high as 93%).
- Landlords misuse "banked rent" (e.g., claiming \$5,000 in banked rent).
- Some ignore the Annual Increase Percentage (AIP), using incorrect calculations (e.g., 7% instead of 10%).
- Price baiting—listing units at one price but changing it frequently (e.g., 17 price changes in one month).

3. Suspiciously High Rents for Small Units

- \$4,900 for a 1-bedroom (with no clear justification).
- \$3,500+ for studios in non-luxury buildings.
- Summer rent spikes (e.g., 6,800 for summer vs 3,500 off-season).

4. Confusion Between Short-Term (STR) and Long-Term Rentals (LTR)

- Some units are registered only as STRs but listed as LTRs (illegal if unregistered).
- Landlords hold both STR and LTR permits for the same unit, possibly gaming the system.

5. Inconsistent or Fraudulent Registration Data

- Base rent $\neq$ actual historical rent (Zillow history contradicts registrations).
- Undisclosed addresses make enforcement difficult.
- Same unit listed under multiple prices (e.g., two listings with a \$5 discrepancy).

6. Large Corporate Landlords Avoiding Registration

- Some LLCs own multiple unregistered units (e.g., 218-220 Washington Ave LLC).
- Port Property and other big landlords have units with missing/inconsistent registrations.

7. Misleading or Incomplete Listings

- No unit numbers provided, making compliance checks impossible.
- Flexible lease or "sublet" listings may bypass rent control.
- Fake "owner-occupied" claims (owners live out-of-state).

8. Security Deposit & Fee Abuse

- Security deposits often \$100+ over rent (possibly skirting laws).
- Housing fees and other non-standard charges appearing in listings.

Key Takeaways:

- Enforcement gaps allow landlords to flout registration and rent control rules.
- Rent inflation is being driven by both illegal increases and lack of oversight.
- Short-term rental loopholes may be contributing to long-term housing shortages.
- Corporate landlords appear more likely to exploit registration ambiguities.

ad of 2% in 2024).
case).

Parcel ID	Address	Is the unit registered?	Is the unit exempt from rent control?	Listed rent
067 K010001	19 Frederic #2	No	Y	\$1,950
069 D012001	190 Pine #1	No	Y	3600
014 H004001	34 Quebec #2	No	Y	2800
053 C022001	837 Congress	No	Y	\$1,500
014 D009001	95 Congress #2	No	Y	2,200
056 G035001	100 Columbia	Yes	Y	2500
063 I008001	142 Neal St. #2	Yes	Y	1800
044 D029001	164 Danforth St	Yes	Y	2900
130 A005001	18 Norwood #2	Yes	Y	3010
082 A004001	183 Dartmouth #1	Yes	Y	3200
063 C020001	20 Marshall #2	Yes	Y	2937
058 D003001	20 Summer St. #4	Yes	Y	2250
187 D003001	21 Edwards	Yes	Y	2900
344 B009001	295 Allen #1	Yes	Y	2500
036 D019001	3 1/2 Grant	Yes	Y	3500
066A C003001	37 Payson #1	Yes	Y	2995
014 J002001	46 Turner #2	Yes	Y	3659
079 D003001	485 Saint John #1	Yes	Y	2650
186 C013001	49 Whitney #1	Yes	Y	2150
016 G007001	51 Monument Street	Yes	Y	2300
014 M012001	87 Quebec #3	Yes	Y	\$2,700
014 M012001	89 Quebec #1	Yes	Y	\$2,385
344 F013001	107 Pennell Ave	No	UK	3800
040 C005414	25 High #414	No	UK	3750
044 C015001	37 Tyng #2	No	UK	2500
400 D002007	459 Allen #7	No	UK	2750
294 C057001	80 Hicks	No	UK	3750
048 D003001	94 Bay View	No	UK	5900
045 E010001	94-96 Winter St #3	Yes	UK	1700
186A F018001	200 Massachusetts Ave #2	Yes	No	3,000
119 E007006	10 Beacon #6	No	N	2500
028 D014001	100 India #4	No	N	2250
003 C009001	102 Eastern Promenade #1	No	N	2795
003 D001001	102 Morning #2	No	N	2800
003 D001001	102 Morning #3	No	N	2950
045 F019002	105 Brackett #2	No	N	2675
016 D004001	106 Congress #1	No	N	2450
210 B013001	108 Cobb	No	N	3750
210 B013001	108 Cobb #1	No	N	\$2,400
045 B004002	108 Park #2	No	N	2750
297 C030001	159 Hicks	No	N	3550
044 I001673	167 Danforth St Apt 3	No	N	2700
003 A001002	188 Eastern Promenade #2	No	N	6000

013 M020001	197 Congress #1	No	N		3200
045 E022005	199 Spring #5	No	N		2900
036 F026001	200 High (Townhouse)	No	N		2850
177 I010001	209 Stevens #1	No	N		3500
010 A010104	218 Washington #104	No	N		2900
010 A010303	218 Washington #303	No	N		3500
010 A010405	218 Washington #405	No	N		4500
010 A010407	218 Washington #407	No	N		3700
010 A010203	220 Washington #203	No	N		2750
010 A010407	220 Washington #407	No	N		3700
010 A010405	220 Washington Ave #405	No	N		4750
036 G010001	237 High #6	No	N		2675
036 G010001	237 High #7	No	N		2675
119 E007002	245 Brighton #2	No	N		2800
054 F032001	257 Vaughan #2	No	N	N/A	
053 A001005	260 Park ave #5	No	N		2750
140 A009001	30 Gleckler	No	N		3650
125 E002001	34 Revere #1	No	N		3200
042 A003707	383B Commercial #707	No	N		16500
33 R008001	444 Fore #301	No	N		2350
032 R008001	444 Fore #302	No	N		3050
078 A027001	58 Douglass #2	No	N		3400
048 D008001	62 Grant #4	No	N		1795
324 A009001	745 Riverside	No	N		2750
047 A016002	773 Congress #2	No	N		3200
173 A001B08	8 Bramhall Terrace #8	No	N		2950
146 D011001	815 Stevens #4	No	N		\$2,300
029 O001037	99 Silver Unit 3-7	No	N		2300
029 O001046	99 Silver unit 4-6	No	N		2600
220 B008001	1 Cliff	Yes	N		3650
016 F011001	1 Fore #1	Yes	N		2486
013 K050001	1 Sumner Ct #1	Yes	N		1850
023 B021001	1-3 East Lancaster #1-4	Yes	N		2920
066A C004001	10 Deane St	Yes	N		2500
118 D010001	10 Freeman #1	Yes	N		2895
064 E021001	10 Gilman Street #3	Yes	N		2120
186 C046001	100 Bolton St.	Yes	N		2800
076 A022001	1006 Congress #11	Yes	N		2400
076 A022001	1006 Congress #8	Yes	N		2550
076 A022001	1006 Congress #9	Yes	N		2550
013 M037001	104-1 Cumberland Ave	Yes	N		2600
048 C025001	105 sherman #4	Yes	N		2141
051 B009001	11 Deane St.	Yes	N		2875
054 C009001	11 Russell #3	Yes	N		2400
152 A005001	1158 Forest APT D	Yes	N		\$3,200
116 C002001	12 Pitt #10	Yes	N		1900
048 C005001	122 Grant #2	Yes	N		1900
062 C009001	124 Emery #2	Yes	N		1950
039 D002001	126 Spring #3	Yes	N		1239
063 B001001	131 Chadwick #41	Yes	N		2387
063 B001001	131 Chadwick #52	Yes	N		2213

063 B001001	135 Chadwick #7	Yes	N	1500
053 I007001	14 Boynton #A	Yes	N	1947
048 E002001	142 Sherman #1	Yes	N	2400
048 E002001	142 Sherman St. #1	Yes	N	2400
194 C027001	1421 Congress #1	Yes	N	2175
194 C027001	1421 Congress #2	Yes	N	2250
194 C027001	1421 Congress #3	Yes	N	1850
118 E016001	149 Dartmouth	Yes	N	3200
021 E012001	156 Cumberland #2	Yes	N	3500
270 A012001	158 Holm	Yes	N	3200
053 A018001	17 Boynton Street #2	Yes	N	2200
056 B018001	170 Clark Street #3	Yes	N	1025
054 G009001	171 Neal #5	Yes	N	1700
151 B024001	173 Woodlawn	Yes	N	1950
044 E025001	176 Danforth #2	Yes	N	1800
013 M038001	179 Congress Street #3	Yes	N	2450
053 C006001	180 Grant #4	Yes	N	1900
053 C006001	180 Grant #6	Yes	N	1615
046 B014020	180 High #20	Yes	N	2495
343 D002001	181 Allen #1	Yes	N	4200
003 A002001	182 Eastern Promenade #1	Yes	N	3200
295 A013001	185 Warren #1	Yes	N	2500
295 A013001	185 Warren #2	Yes	N	1925
053 E008001	19 Crescent Street #5	Yes	N	1795
013 M020001	197-1 Congress Street	Yes	N	3,300
013 M020001	197-2 Congress Street	Yes	N	3,300
044 B032001	2 Stratton	Yes	N	4500
055 A008016	20 West Street, APT 33	Yes	N	1900
027 C01002E	21 Chestnut #2E	Yes	N	2800
033 J003001	21 Hanover #1	Yes	N	2100
010 A010401	218 Washington #401	Yes	N	7500
056 D020001	22 Cushman #1	Yes	N	\$1,500
124 D009001	226 Woodford #1	Yes	N	2550
026 O019001	229 Cumberland Ave #3	Yes	N	2,695
053 A015001	23 Boynton #1	Yes	N	2200
053 H003001	23 Ellsworth #1	Yes	N	2081
053 H003001	23 Ellsworth #3	Yes	N	2157
053 H003001	23 Ellsworth #4	Yes	N	2413
130 F003001	23 Nevens #4	Yes	N	2040
036 E011001	232 High St #5	Yes	N	1506
055 B022001	236 Brackett	Yes	N	1155
047 B026383	238 State #3	Yes	N	1760
119 E007003	245 Brighton #3	Yes	N	2500
064 D012001	248 Valley St Apt 2	Yes	N	1795
344 C012001	25 Abbott #2	Yes	N	2290
051 E021001	25 Granite #11	Yes	N	\$2,190
051 E021001	25 Granite St #3	Yes	N	1935
051 E021001	25 Granite, #8	Yes	N	2,050
123 K004001	252 Woodford St #4	Yes	N	1611
056 G035001	253 Spring #1	Yes	N	2200
057 C002001	254 Spring #1	Yes	N	3685
054 F032001	257 Vaughn Street #3	Yes	N	815
135 E006001	26 Crosby #2	Yes	N	2925
427 F017001	27 Hodgins St.	Yes	N	2800

056 G047001	271 Spring #4	Yes	N	2150
056 G020001	271 Spring #6	Yes	N	2850
056 G047001	271 Spring St #1	Yes	N	2,750
036 D010001	279 State #1	Yes	N	2528
064 E016001	28 Gilman St. #B	Yes	N	1875
044 A009001	28 High #3	Yes	N	2000
123 F025001	288 Woodford #3	Yes	N	2200
087 L009001	29 Pleasant Ave #3	Yes	N	2500
130 I005001	29 Pleasant AVE #4	Yes	N	\$2,700
127 A003038	290 Baxter #A2	Yes	N	3950
057 C05003B	3 May 3B	Yes	N	2363
130 I014001	3 Pleasant #112	Yes	N	1390
046 C001001	30 Deering St #2	Yes	N	1600
054 F035001	301 Brackett #2	Yes	N	1800
040 F009001	305 Commercial #213	Yes	N	\$1,990
040 F009001	305 Commercial #512	Yes	N	2370
067 K013001	31 Frederic #2	Yes	N	2140
067 K013001	31 Frederic #3	Yes	N	1973
130 I005001	31 Pleasant #6	Yes	N	2400
054 E011001	311 Brackett #3	Yes	N	1200
028 C004001	312 Congress #23	Yes	N	1660
028 C004001	312 Congress #34	Yes	N	1870
341 G028001	32 Carriage Ln #B	Yes	N	1925
003 F012001	32 Wilson St #2	Yes	N	6800
045 E001345	34 Pine #5	Yes	N	1939
014 H004001	34 Quebec #3	Yes	N	2800
033 K008001	341 Cumberland #3	Yes	N	1879
062 C027001	35 Thomas St	Yes	N	2845
044 C013001	38 State #13	Yes	N	1800
042 A003207	383 Commercial #207	Yes	N	3500
012 M001001	39 Greenleaf #1	Yes	N	3200
063 H004001	40 West #1	Yes	N	2024
055 E008001	41 Pine #B	Yes	N	2556
027 B004001	439 Congress #320	Yes	N	1784
013 E012001	44 Washington #2	Yes	N	2700
066 F014001	440 St.John Street #1	Yes	N	2662
146 A021001	47 Elmwood #2	Yes	N	1950
020 B014001	47 Hancock #3	Yes	N	3200
026 O008001	48 Wilmot #C32	Yes	N	2595
133 D004001	49 Alba St #1	Yes	N	2,200
020 B013001	49 Hancock #3	Yes	N	\$2,100
017 B0120M2	49 Sheridan #2	Yes	N	2175
019 B004001	5 India #407	Yes	N	2700
027 F001001	50 Monument Sq #503	Yes	N	2250
027 F001001	50 Monument Square #307	Yes	N	2595
054 D003001	52 Bramhall #1	Yes	N	3850
044 C022002	52 State St. #2	Yes	N	2950
429 C001001	523 Washington #3	Yes	N	2024
125 E007001	528 Deering ave #4	Yes	N	1950
037 C014504	537 Congress Street #504	Yes	N	3925
116 A025001	55 William #5	Yes	N	\$1,936
135 D001001	554 Stevens #1	Yes	N	1900
428 B016001	583 Washington Ave #1	Yes	N	2950

428 B016001	583 Washington Ave #2	Yes	N	3900
037 E002004	587 Congress, unit C	Yes	N	1625
173 A001A06	6 Ashlar Court	Yes	N	3010
048 E013001	60 Mellen #3	Yes	N	1600
039 A008001	610 Congress #11	Yes	N	\$1,400
039 A008001	610 Congress #12	Yes	N	\$1,400
039 A008001	610 Congress #7	Yes	N	\$1,400
039 A008001	610 Congress #9	Yes	N	\$1,400
040 A024001	63 Danforth #1R	Yes	N	2046
124 J008001	63 Revere #1	Yes	N	2310
124 J008001	63 Revere #4	Yes	N	1545
044 I010001	64 Gray Street #2	Yes	N	1975
044 I010001	64 Gray Street, Unit#7	Yes	N	1730
129 C009001	66 Ocean #1	Yes	N	2500
129 L001001	669 Forest #2B	Yes	N	1750
056 C001001	68 Pine #3	Yes	N	1800
040 A022001	69 Danforth #1	Yes	N	1624
062 B022001	7 Carroll #5	Yes	N	\$2,450
084 Q001001	70 Island Ave	Yes	N	2750
014 I001001	8 Quebec Street #4	Yes	N	2214
048 D003001	80 Grant #11	Yes	N	1600
016 C003001	80 Wilson #6	Yes	N	1679
066A B019001	81 Granite #2	Yes	N	3495
028 J006001	82 India Street #?	Yes	N	2300
045 E014001	82 Winter #1	Yes	N	2025
163 A006001	822 Washington Ave #824	Yes	N	3000
048 D002001	84 Grant #6	Yes	N	1285
039 G012001	84 High St. #1	Yes	N	2400
044 F010001	85 Park St. #1	Yes	N	2495
053 C018001	851 Congress #5	Yes	N	\$1,775
044 A021005	86 Danforth #5	Yes	N	2095
044 A021008	86 Danforth #8	Yes	N	2695
429 D004001	87 Sherwood #3	Yes	N	\$3,100
053 I016001	879 Congress #1A	Yes	N	2200
045 B011008	88 Park #32	Yes	N	2800
429 D004001	89 Sherwood #3	Yes	N	\$3,600
055 D014001	9 Dow #2	Yes	N	1800
192 H034001	91 Hastings St	Yes	N	3200
187 C046001	98 Bolton St	Yes	N	2800

Allowable rent (if registered)	Difference	Does the listed rent appear to be in	were the rental registration calculations
N/a	#VALUE!	N	N/A
N/A	#VALUE!	N/A	N/A
N/A (all zero)	#VALUE!	N	N
N/A	#VALUE!	N	N/A
N/A	#VALUE!	N	N/A
N/A	#VALUE!	Y	N/A
N/A	#VALUE!	Y	N/A
0?	#VALUE!	Y	N/A
No	#VALUE!	Y	N/A
3430	-230	Y	N/A
3005	-68	Y	N
N/A	#VALUE!	Y	N/A
n/a	#VALUE!	Y	N/A
2582.5	-83	Y	N
N/A	#VALUE!	N	N
3139	-144	Y	N/A
N/A	#VALUE!	Y	Y
N/A	#VALUE!	N/A	N
N/A	#VALUE!	Y	Y
1290	1,010	N/A	UK
N/A	#VALUE!	Y	N/A
N/A	#VALUE!	Y	N/A
none	#VALUE!	UK	N/A
N/A	#VALUE!	UK	N/A
N/A	#VALUE!	UK	N/A
N/A	#VALUE!	N	N
N/A	#VALUE!	UK	N/A
n/a	#VALUE!	UK	N/A
7213??	#VALUE!	UK	UK
N/A	#VALUE!	UK	N
N/A	#VALUE!	N	N/A
N/A	#VALUE!	UK	N
n/a	#VALUE!	UK	N/A
N/A	#VALUE!	Y	N/A
N/A	#VALUE!	Y	N/A
N/A	#VALUE!	UK	N/A
N/A	#VALUE!	UK	
3750	0	Y	UK
N/A	#VALUE!	N	N/A
N/A	#VALUE!	N	N/A
N/A	#VALUE!	N/A	N/A
n/a	#VALUE!	UK	N/A
N/A	#VALUE!	N	N/A

3587 (?)	#VALUE!	Y	N
n/a	#VALUE!	UK	
N/A	#VALUE!	UK	
N/A	#VALUE!	N/A	N/A
N/A	#VALUE!	N	N/A
N/A	#VALUE!	N	N/A
N/A	#VALUE!	N	N/A
N/A	#VALUE!	N	N/A
N/A	#VALUE!	N	N/A
N/A	#VALUE!	N	N/A
N/A	#VALUE!	N	N/A
\$1,692.65	982	N	N
1590	1,634	N	N
n/a	#VALUE!	UK	N/A
N/A	#VALUE!	N	Y
N/A	#VALUE!	N	N/A
N/A	#VALUE!	N	N/A
n/a	#VALUE!	UK	N/A
N/A	#VALUE!	N	N/A
N/A	#VALUE!	N	N/A
N/A	#VALUE!	N	N/A
n/a	#VALUE!	UK	N/A
N/A	#VALUE!	N	N/A
N/A	#VALUE!	N	N/A
N/A	#VALUE!	UK	N/A
n/a	#VALUE!	UK	N/A
N/A	#VALUE!	UK	N
N/A	#VALUE!	N/A	N/A
N/A	#VALUE!	UK	N
3655	-5	Y	N
2601.13	-115	Y	N
1751	99	N	Y
2920.9	-1	Y	Y
2631	-131	Y	N
3184.5	-290	Y	N
N/A (all zeros)	#VALUE!	Y	UK
3080	-280	Y	N
2821	-421	Y	N
1677.5	873	N	Y
2741	-191	Y	UK
3300	-700	Y	N
2323	-182	Y	Y
2875	0	Y	N
2640	-240	Y	N
\$3,488.10	-288	Y	N
2020	-120	Y	Y
1966	-66	Y	N
N/A	#VALUE!	UK	N
1292	-53	Y	N
2387	0	Y	Y
2213	0	Y	Y

\$1,728.34	-228	Y	Y
1913	34	N	N
1650	750	N	Y
1650	750	N	N
1585	590	N	N
1888.13	362	N	N
1546.25	304	N	N
3225	-25	Y	N
3850	-350	Y	Y
3225	-25	Y	Y
1868	332	N	N
2172	-1,147	Y	Y
1702.75	-3	Y	Y
2057	-107	Y	N
1894	-94	Y	UK
2475	-25	Y	N
2073	-173	Y	Y
1622	-7	Y	Y
2541	-46	Y	Y
4394	-194	Y	Y
2560 (IF the curre	#VALUE!	N	N
2613	-113	Y	N
1986	-61	Y	N
1597.2	198	N	Y
3,382	-82	Y	N
3,587	-287	Y	N
5350	-850	Y	Y
\$1,983.75	-84	Y	N
2864	-64	Y	Y
2310	-210	Y	N
N/A	#VALUE!	N	N
\$1,536	-36	Y	Y
2688	-138	Y	N
2,997	-302	Y	Y
1576.88	623	N	N
\$2,022.90	58	N	N
2157	0	Y	Y
2413	0	Y	Y
2200	-160	Y	Y
1506.33	0	Y	Y
\$1,130.30	25	N	N
1884	-124	Y	Y
N/A all zero	#VALUE!	N	N
1929	-134	Y	N
2430	-140	Y	N
2062.5	128	N	N
1939	-4	Y	Y
2057	-7	Y	Y
1611	0	Y	Y
2181	19	N	N
4239	-554	Y	N
1980	-1,165	Y	Y
3217.5	-293	Y	UK
3080	-280	Y	UK

2526.25	-376 Y	N
3837	-987 Y	Y
3,066	-316 Y	N
2596	-68 Y	Y
2152	-277 Y	N
unknown	#VALUE!	N
2152.5	48 UK	N
1922	578 N	N
\$2,052	648 N	N
5020	-1,070 Y	N
2363	0 Y	Y
1455.7	-66 Y	Y
\$2,662.00	-1,062 Y	Y
1804	-4 Y	Y
\$1,992	-2 Y	Y
2370	0 Y	Y
2140	0 Y	Y
1973.4	0 Y	Y
2051	349 N	N
1237	-37 Y	Y
1717	-57 Y	Y
1850.43	20 N	Y
1831	94 N	N
4347	2,453 N	N
1939	0 Y	Y
N/A	#VALUE! UK	N
1879	0 Y	Y
2824.2	21 N	Y
1264.35	536 N	Y
3500	0 Y	Y
3366	-166 Y	UK
2024	0 Y	Y
2721	-165 Y	Y
1826.44	-42 Y	Y
2090	610 N	Y
2611	51 N	Y
1980	-30 Y	Y
4400	-1,200 Y	N
2964.5	-370 Y	Y
1,804.00	396 N	Y
\$1,732	368 N	Y
3613	-1,438 UK	N
2970	-270 Y	N
2454	-204 Y	Y
2200	395 N	UK
4452.5	-603 Y	Y
\$4,026.00	-1,076 Y	Y
2226	-202 Y	Y
2750	-800 Y	Y
4215	-290 N	N
\$2,129.60	-194 Y	Y
2168	-268 Y	Y
2970	-20 Y	Y

3056	844	N	Y
1575	50	N	Y
3063.75	-54	Y	N
1705	-105	Y	Y
?	#VALUE!	UK	N
?	#VALUE!	N	N
?	#VALUE!	N	N
?	#VALUE!	N	N
2046.09	0	Y	Y
2574	-264	Y	Y
1617	-72	Y	Y
1987	-12	UK	N
1903	-173	Y	Y
2530	-30	Y	Y
1802	-52	Y	Y
1925	-125	Y	Y
1624.45	0	Y	Y
\$1,391	1,059	N	N
3063.75	-314	Y	UK
2214.2	0	N	Y
N/A	#VALUE!	UK	N
1765.5	-87	Y	Y
3294.5	201	N	N
Unknown	#VALUE!	Y	UK
2057	-32	Y	UK
3225	-225	UK	UK
1285	0	Y	N
3837	-1,437	Y	N
2732	-237	UK	N
\$1,748.95	26	N	Y
2302	-207	Y	N
2832.5	-138	Y	N
3256	-156	Y	Y
N/A	#VALUE!	UK	N
3213	-413	Y	N
3960	-360	Y	Y
1936	-136	Y	Y
3300	-100	UK	N
2860	-60	Y	N

Additional comments/questionable notes from the posting (ex: Application Fee, First/Last/Security Deposit, Other)	Please paste a link here to the most recent registration you
Unregistered unit with no apparent past registrations	NONE
Owner occupied, but still unregistered.	None
Short-term rental with all zeros in the registration	https://selfservice.portlandmaine
Unit is not registered. Last registration expired on 12/31/24.	NONE
Owner occupied. Registered only as a short-term rental.	NONE
	https://selfservice.portlandmaine
Registered as owner-occupied, but with all 0s. Unit 3 is regis	https://selfservice.portlandmaine
License is "Long Term Housing Registration - Two Family."	https://selfservice.portlandmaine
This registration form is so flagrantly incorrect I don't even k	https://selfservice.portlandmaine
They list base rent as 3000, but zillow shows this listing as b	https://selfservice.portlandmaine
2024 AIP calculated wrong.	https://selfservice.portlandmaine
Owner occupied, but registered with all 0s	https://selfservice.portlandmaine
owner occupied so rent control does not apply	https://selfservice.portlandmaine
Something's off about their banked rent, so I didn't include it	https://selfservice.portlandmaine
No base rent listed (based calculation on a base of current -	https://selfservice.portlandmaine
2024 calculations incorrectly completed, base and previous	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
Owner input all zeros in registration	https://selfservice.portlandmaine
Landlord entered all zeros. This unit is registered to parcel #	https://selfservice.portlandmaine
Registered with base, previous, and current rents all at 1200	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
https://maine.craigslist.org/apar/d/portland-nice-house-spac	none
Parcel # 040 C005414. Condo has never been registered.	None
Would be registered to 39 Tyng. The registration for 39 Tyng	https://selfservice.portlandmaine
	IN PROGRESS
Parcel #294 C057001. No existing registrations. only permit	None
	None
The base rent is listed as \$5000 for this unit, which is a 1 be	https://selfservice.portlandmaine
Registration has all zeros listed.	https://selfservice.portlandmaine
Unit truly seems to have no past or present registrations. Th	None
The parcel is 98 India and has one registration listed as 98-	https://selfservice.portlandmaine
No registration, there are rental registrations for condos #4	none
Registration is expired	None
registration is expired	None
	None
Last registration is from 2024 and its status is "on hold". The	https://selfservice.portlandmaine
Listed as "undisclosed address" on zillow but owner lookup	None
First listed on Zillow in December 2024. No registration. Onl	NONE
Parcel #045 B004002. No past or current registrations	None
	https://selfservice.portlandmaine
Condo building with different owners per unit. Could only fin	none
Parcel #003 A001002	None

No base rent was provided So i didn't give them the 5% new	https://selfservice.portlandmaine
	None
No registrations since 2022.Parcel 036 F026001	None
last registration expired in 2024	https://selfservice.portlandmaine
Parcel #010 A010104. No past or current registrations	None
parcel 010 A010303	None
This LLC has multiple unregistered Condos in this building.	https://selfservice.portlandmaine
parcel 010 A010407	None
Parcel #010 A010203. No existing registrations, past or pres	None
Parcel #010 A010407. No past or current registrations. Only	None
Parcel #010 A010405. No past or current registrations. 218-	None
	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
registrations for #3 and #4 but can't find one for #2, even aft	none
listed as a short-term rental with a base and current rent of \$	https://selfservice.portlandmaine
053 A001003	None
Unregistered, Single-unit house. Was listed for the first	
time on 3/2, so owner has 14 (or 30 depending on	NONE
interpretation of the law) to register it.	
active registration for #2	None
Parcel #042 A003707. No past or current registrations.	None
	NONE
	NONE
Building was sold in 2022, new owner is yet to register it	None
Unit was last registered in 2020	None
No current or past registrations. Doesn't seem to have a diffi	NONE
	NONE
Seems expensive for a two bedroom, couldn't find a registra	Double checking with Gordon, b
The address has registered units, but only #s 1-3. All have z	https://selfservice.portlandmaine
Other units in the building are registered, but this one is not.	None
There are multiple registered units for this address, but none	https://selfservice.portlandmaine
Calculations not completed - base, previous, current, AND b	https://selfservice.portlandmaine
2024 calculations weren't filled out, landlord would have bee	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
Zillow listing is for a 5 bed/2 bath house, but the registration	https://selfservice.portlandmaine
Going to assume the base rent of 1795 was a typo and mea	https://selfservice.portlandmaine
This reg has 4 units. All but #3 have numbers input but #3 is	https://selfservice.portlandmaine
Unclear why the rent has gone down since 2023.	https://selfservice.portlandmaine
Reported rents from the last 2 years are higher than they're	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
Unclear why the banked rent is higher than the 2023 rent	https://selfservice.portlandmaine
https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSei	https://selfservice.portlandmaine
The unit number is not listed, but unit 4 on the reg has exact	https://selfservice.portlandmaine
Base rent is listed at 3500, but current and past rents are lis	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
landlord didn't bank unused AIP in 2024	https://selfservice.portlandmaine
This is listed as a month to month rental, which is probably v	https://selfservice.portlandmaine
2024 AIP calculated as \$25, should be \$22.84 - 2024 rent in	https://selfservice.portlandmaine
Listed at 131 Chadwick, but building is 135 Chadwick. Parce	https://selfservice.portlandmaine
Listed at 131 Chadwick, but building is 135 Chadwick. Parce	https://selfservice.portlandmaine

<https://selfservice.portlandmaine>
 From 2023 to 2024, they calculated a 10% AIP, so the current
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
 Base, past, & current rent all listed as 1500
<https://selfservice.portlandmaine>
 The AIP amount they used from '23 to '24 is way too high. U
<https://selfservice.portlandmaine>
 AIP is based on 7% but it should only be based on 2%. Ever
<https://selfservice.portlandmaine>
 AIP was based on 7% of previous rent, not the 2% valid in 2
<https://selfservice.portlandmaine>
 no base rent listed but it looks like the unit was first rented in
<https://selfservice.portlandmaine>
 Assuming the base rent was set in 2024.
<https://selfservice.portlandmaine>
<https://maine.craigslist.org/apa/d/portland-2rd-floor-bedroom>
<https://selfservice.portlandmaine>
 2 Listings, \$5 discrepancy between the two. Also price bait
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
 did not complete increase calculations for 2024
<https://selfservice.portlandmaine>
 The "total increase" column has a correct increase amount,
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
 There's a front and back units #1, but based on layout, this e
<https://selfservice.portlandmaine>
 Base rent of zero, no banked rent despite no increase
<https://selfservice.portlandmaine>
 Not sure how they came up with 2024 AIP, but it's wrong an
<https://selfservice.portlandmaine>
 There is some banked rent remaining after this calculation, s
<https://selfservice.portlandmaine>
<https://www.zillow.com/homedetails/197-Congress-St-APT-1>
<https://selfservice.portlandmaine>
<https://www.zillow.com/homedetails/197-Congress-St-2-Port>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
 banked rent on registration is likely incorrectly calculated for
<https://selfservice.portlandmaine>
 All zeros entered in the reg
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
 High base rent (2,500) for a one bedroom and over \$500 of
<https://selfservice.portlandmaine>
 the most recent rental registration form seems to be incorrec
<https://selfservice.portlandmaine>
 Landlord has enough banked rent for a 10% increase, but lis
<https://selfservice.portlandmaine>
 "current rent" was left blank but the calculations do add up to
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
 Registered as having 2 bedrooms, but Zillow says it only has
<https://selfservice.portlandmaine>
 Attic unit is unit #3. First, Last, Security, and "housing fees"? I
<https://selfservice.portlandmaine>
 Apt 4 is registered for that building, but not Apt 3. Listed as "
<https://selfservice.portlandmaine>
 All zeros were input in registration
<https://selfservice.portlandmaine>
 Rent increase calculations are straight zeroes, landlord has None
<https://selfservice.portlandmaine>
 Last year's 5% new tenancy was based on the current rent e
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
 Undisclosed address - found using the real estate sale num
<https://selfservice.portlandmaine>
 Another unit is listed for this address but without a #, so I co
<https://selfservice.portlandmaine>
 Is this listed price bait? <https://maine.craigslist.org/apa/d/po>
<https://selfservice.portlandmaine>
 5% new tenant was calculated based on previous rent, not b
<https://selfservice.portlandmaine>
 It says they have \$5000 in banked rent, which seems crazy. <https://selfservice.portlandmaine>

Base, previous, and current rent are all the same with no cal	https://selfservice.portlandmaine
It says the base rent was 4,900, and this is a one bedroom.	https://selfservice.portlandmaine
Possible false reportage of base rent?	https://selfservice.portlandmaine
Another example of banked rent being 0 and previous and c	https://selfservice.portlandmaine
Zero base rent, zero calculations despite an \$80 increase in	https://selfservice.portlandmaine
They left the base rent blank. Using only AIP to increase ren	https://selfservice.portlandmaine
Illegally high rent!	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
31 and 29 Pleasant are 1 building. There's no parcel for 31 F	https://selfservice.portlandmaine
Asking first/last/security. https://maine.craigslist.org/apa/d/p	https://selfservice.portlandmaine
\$20 over the 5%+AIP increase.	https://selfservice.portlandmaine
Illegally High	https://selfservice.portlandmaine
6800 for the summer, 3500 after the summer. It is listed as c	https://selfservice.portlandmaine
Unit is registered with all zeros entered.	https://selfservice.portlandmaine
Unit # not listed, had to find via Port Property website	https://selfservice.portlandmaine
The listing doesn't specify which unit it is, but I made the ass	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
Using previous banked rent, so impossible to say whether th	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
Had to look on Port Property's website to find unit number	https://selfservice.portlandmaine
unique case. The lister currently lives there with roommates	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
Something's really off. 2024 AIP is way high, but even ignori	https://selfservice.portlandmaine
Lots of banked rent. Also, based on zillow history, I'm not su	https://selfservice.portlandmaine
It's registered to have 3 bathrooms, even though the Zillow li	https://selfservice.portlandmaine
The listed rent is above the AIP + 5%. Landlord has banked	https://selfservice.portlandmaine
Base rent listed abnormally high at 3300, no calculations cor	https://selfservice.portlandmaine
No base rent, no 2024 calculations. Would need to look bac	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
\$1024 in banked rent...	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
High price for a 1 bedroom. The base & past rent are regist	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
Building's main address is 531 Congress https://maine.craig	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
	https://selfservice.portlandmaine
	https://selfservice.portlandmaine

It looks like the portal calculations were done correctly, but the
Unit is not registered, nor do any previous registrations
appear for this address.

<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>

Base rent is listed, but no current or previous rent. Base rent
Base rent is listed, but no current or previous rent. Base rent
Base rent is listed, but no current or previous rent. Base rent
Base rent is listed, but no current or previous rent. Base rent

<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>

2024 AIP and New Tenant were reported as the amount act
Banked Rent is reported as 15% of current rent - highest l've
Higher than listed <https://maine.craigslist.org/apa/d/portland-64-gray-st/782367>
<https://maine.craigslist.org/apa/d/portland-64-gray-st/782367>
Rent control inspection completed 1/28, found "unfounded"

<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>

Previous rent was 1,265. Owner has \$1,115 of banked rent,
assuming the long term rental was established in 2024 - if so
Rent increase of \$116 after 84 days
Only base rent listed, no previous/current rent. 13 units in th

<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>

2024 calculations are omitted. but assuming the city sides w
[2 units are set at 2300 https://www.facebook.com/marketpla](https://www.facebook.com/marketplace)
The unit number is not disclosed, but the pictures show that
3000 is listed as the base rent, previous rent, and current re
Rent was increased in 2024 without calculations/banked ren
The Base, Current, and Past rents are all much higher than
The owner just didn't fill out the registration correctly. For thi

<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>

5% new tenant calculation is \$4.25 higher than it should be
5% new tenant is calculated based on previous rent rather th

<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>

All zeroes on registration

<https://selfservice.portlandmaine>

They put the 5% new tenancy as \$2800. But they did not ac

<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>
<https://selfservice.portlandmaine>

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Parcel ID	Address	Is the unit registered?	Listed rent	Allowable rent (if registered)
066A B019001	81 Granite #2	Yes	3495	3294.5
130 I005001	31 Pleasant #6	Yes	2400	2051
010 A010401	218 Washington #401	Yes	7500	N/A
039 A008001	610 Congress #12	Yes	\$1,400	?
039 A008001	610 Congress #7	Yes	\$1,400	?
039 A008001	610 Congress #9	Yes	\$1,400	?
037 C014504	537 Congress Street #504	Yes	3925	4215
055 B022001	236 Brackett	Yes	1155	\$1,130.30
053 A018001	17 Boynton Street #2	Yes	2200	1868
053 H003001	23 Ellsworth #1	Yes	2081	\$2,022.90
062 B022001	7 Carroll #5	Yes	\$2,450	\$1,391
056 G035001	253 Spring #1	Yes	2200	2181
053 A015001	23 Boynton #1	Yes	2200	1576.88
130 I005001	29 Pleasant AVE #4	Yes	\$2,700	\$2,052
003 F012001	32 Wilson St #2	Yes	6800	4347
194 C027001	1421 Congress #2	Yes	2250	1888.13
194 C027001	1421 Congress #3	Yes	1850	1546.25
119 E007003	245 Brighton #3	Yes	2500	N/A all zero
048 E002001	142 Sherman St. #1	Yes	2400	1650
053 I007001	14 Boynton #A	Yes	1947	1913
341 G028001	32 Carriage Ln #B	Yes	1925	1831
087 L009001	29 Pleasant Ave #3	Yes	2500	1922
051 E021001	25 Granite #11	Yes	\$2,190	2062.5
194 C027001	1421 Congress #1	Yes	2175	1585
003 A002001	182 Eastern Promenade #1	Yes	3200	2560 (IF the current
044 A009001	28 High #3	Yes	2000	unknown
027 F001001	50 Monument Square #307	Yes	2595	2200
028 C004001	312 Congress #34	Yes	1870	1850.43
066 F014001	440 St. John Street #1	Yes	2662	2611
013 E012001	44 Washington #2	Yes	2700	2090
053 C018001	851 Congress #5	Yes	\$1,775	\$1,748.95
014 I001001	8 Quebec Street #4	Yes	2214	2214.2
020 B013001	49 Hancock #3	Yes	\$2,100	\$1,732
053 E008001	19 Crescent Street #5	Yes	1795	1597.2
428 B016001	583 Washington Ave #2	Yes	3900	3056
133 D004001	49 Alba St #1	Yes	2,200	1,804.00
062 C027001	35 Thomas St	Yes	2845	2824.2
013 K050001	1 Sumner Ct #1	Yes	1850	1751
076 A022001	1006 Congress #8	Yes	2550	1677.5
048 E002001	142 Sherman #1	Yes	2400	1650
044 C013001	38 State #13	Yes	1800	1264.35
037 E002004	587 Congress, unit C	Yes	1625	1575
039 A008001	610 Congress #11	Yes	\$1,400	?

044 I010001	64 Gray Street #2	Yes	1975	1987
048 D003001	80 Grant #11	Yes	1600 N/A	
123 F025001	288 Woodford #3	Yes	2200	2152.5
062 C009001	124 Emery #2	Yes	1950 N/A	
186A F018001	200 Massachusetts Ave #2	Yes	3,000 N/A	
192 H034001	91 Hastings St	Yes	3200	3300
053 I016001	879 Congress #1A	Yes	2200 N/A	
017 B0120M2	49 Sheridan #2	Yes	2175	3613
044 F010001	85 Park St. #1	Yes	2495	2732
014 H004001	34 Quebec #3	Yes	2800 N/A	
163 A006001	822 Washington Ave #824	Yes	3000	3225
016 F011001	1 Fore #1	Yes	2486	2601.13
044 A021005	86 Danforth #5	Yes	2095	2302
044 A021008	86 Danforth #8	Yes	2695	2832.5
057 C002001	254 Spring #1	Yes	3685	4239
033 J003001	21 Hanover #1	Yes	2100	2310
151 B024001	173 Woodlawn	Yes	1950	2057
118 D010001	10 Freeman #1	Yes	2895	3184.5
064 D012001	248 Valley St Apt 2	Yes	1795	1929
048 D002001	84 Grant #6	Yes	1285	1285
055 A008016	20 West Street, APT 33	Yes	1900	\$1,983.75
054 C009001	11 Russell #3	Yes	2400	2640
152 A005001	1158 Forest APT D	Yes	\$3,200	\$3,488.10
118 E016001	149 Dartmouth	Yes	3200	3225
124 D009001	226 Woodford #1	Yes	2550	2688
127 A003038	290 Baxter #A2	Yes	3950	5020
173 A001A06	6 Ashlar Court	Yes	3010	3063.75
013 M038001	179 Congress Street #3	Yes	2450	2475
039 D002001	126 Spring #3	Yes	1239	1292
064 E016001	28 Gilman St. #B	Yes	1875	2152
051 B009001	11 Deane St.	Yes	2875	2875
295 A013001	185 Warren #1	Yes	2500	2613
056 G047001	271 Spring #4	Yes	2150	2526.25
220 B008001	1 Cliff	Yes	3650	3655
013 M037001	104-1 Cumberland Ave	Yes	2600	3300
013 M020001	197-2 Congress Street	Yes	3,300	3,587
013 M020001	197-1 Congress Street	Yes	3,300	3,382
056 G047001	271 Spring St #1	Yes	2,750	3,066
048 C005001	122 Grant #2	Yes	1900	1966
344 C012001	25 Abbott #2	Yes	2290	2430
019 B004001	5 India #407	Yes	2700	2970
295 A013001	185 Warren #2	Yes	1925	1986
076 A022001	1006 Congress #11	Yes	2400	2821
020 B014001	47 Hancock #3	Yes	3200	4400
039 G012001	84 High St. #1	Yes	2400	3837
045 B011008	88 Park #32	Yes	2800	3213
186 C046001	100 Bolton St.	Yes	2800	3080
066A C004001	10 Deane St	Yes	2500	2631
187 C046001	98 Bolton St	Yes	2800	2860
427 F017001	27 Hodgins St.	Yes	2800	3080
044 E025001	176 Danforth #2	Yes	1800	1894

045 E014001	82 Winter #1	Yes	2025	2057
064 E021001	10 Gilman Street #3	Yes	2120	N/A (all zeros)
076 A022001	1006 Congress #9	Yes	2550	2741
012 M001001	39 Greenleaf #1	Yes	3200	3366
028 J006001	82 India Street #?	Yes	2300	Unknown
135 E006001	26 Crosby #2	Yes	2925	3217.5
084 Q001001	70 Island Ave	Yes	2750	3063.75
056 B018001	170 Clark Street #3	Yes	1025	2172
124 J008001	63 Revere #1	Yes	2310	2574
429 D004001	89 Sherwood #3	Yes	\$3,600	3960
047 B026383	238 State #3	Yes	1760	1884
054 E011001	311 Brackett #3	Yes	1200	1237
124 J008001	63 Revere #4	Yes	1545	1617
044 I010001	64 Gray Street, Unit#7	Yes	1730	1903
054 F032001	257 Vaughn Street #3	Yes	815	1980
044 C022002	52 State St. #2	Yes	2950	\$4,026.00
063 B001001	131 Chadwick #41	Yes	2387	2387
021 E012001	156 Cumberland #2	Yes	3500	3850
036 E011001	232 High St #5	Yes	1506	1506.33
129 C009001	66 Ocean #1	Yes	2500	2530
429 D004001	87 Sherwood #3	Yes	\$3,100	3256
063 B001001	135 Chadwick #7	Yes	1500	\$1,728.34
053 C006001	180 Grant #4	Yes	1900	2073
053 C006001	180 Grant #6	Yes	1615	1622
343 D002001	181 Allen #1	Yes	4200	4394
044 B032001	2 Stratton	Yes	4500	5350
056 D020001	22 Cushman #1	Yes	\$1,500	\$1,536
036 D010001	279 State #1	Yes	2528	2596
046 C001001	30 Deering St #2	Yes	1600	\$2,662.00
040 F009001	305 Commercial #213	Yes	\$1,990	\$1,992
067 K013001	31 Frederic #3	Yes	1973	1973.4
063 H004001	40 West #1	Yes	2024	2024
429 C001001	523 Washington #3	Yes	2024	2226
116 A025001	55 William #5	Yes	\$1,936	\$2,129.60
428 B016001	583 Washington Ave #1	Yes	2950	2970
040 A024001	63 Danforth #1R	Yes	2046	2046.09
129 L001001	669 Forest #2B	Yes	1750	1802
040 A022001	69 Danforth #1	Yes	1624	1624.45
053 H003001	23 Ellsworth #3	Yes	2157	2157
270 A012001	158 Holm	Yes	3200	3225
027 B004001	439 Congress #320	Yes	1784	1826.44
026 O019001	229 Cumberland Ave #3	Yes	2,695	2,997
063 B001001	131 Chadwick #52	Yes	2213	2213
026 O008001	48 Wilmot #C32	Yes	2595	2964.5
051 E021001	25 Granite, #8	Yes	2,050	2057
048 C025001	105 sherman #4	Yes	2141	2323
042 A003207	383 Commercial #207	Yes	3500	3500
056 G020001	271 Spring #6	Yes	2850	3837
033 K008001	341 Cumberland #3	Yes	1879	1879
023 B021001	1-3 East Lancaster #1-4	Yes	2920	2920.9
116 C002001	12 Pitt #10	Yes	1900	2020
054 G009001	171 Neal #5	Yes	1700	1702.75
046 B014020	180 High #20	Yes	2495	2541
027 C01002E	21 Chestnut #2E	Yes	2800	2864

053 H003001	23 Ellsworth #4	Yes	2413	2413
130 F003001	23 Nevens #4	Yes	2040	2200
051 E021001	25 Granite St #3	Yes	1935	1939
123 K004001	252 Woodford St #4	Yes	1611	1611
057 C05003B	3 May 3B	Yes	2363	2363
130 I014001	3 Pleasant #112	Yes	1390	1455.7
054 F035001	301 Brackett #2	Yes	1800	1804
040 F009001	305 Commercial #512	Yes	2370	2370
067 K013001	31 Frederic #2	Yes	2140	2140
028 C004001	312 Congress #23	Yes	1660	1717
045 E001345	34 Pine #5	Yes	1939	1939
055 E008001	41 Pine #B	Yes	2556	2721
146 A021001	47 Elmwood #2	Yes	1950	1980
027 F001001	50 Monument Sq #503	Yes	2250	2454
054 D003001	52 Bramhall #1	Yes	3850	4452.5
125 E007001	528 Deering ave #4	Yes	1950	2750
135 D001001	554 Stevens #1	Yes	1900	2168
048 E013001	60 Mellen #3	Yes	1600	1705
056 C001001	68 Pine #3	Yes	1800	1925
016 C003001	80 Wilson #6	Yes	1679	1765.5
055 D014001	9 Dow #2	Yes	1800	1936

Difference	Percent Increase	Does the listed rent appear to be	were the rental registration calculations
201	6.09%	N	N
349	17.02%	N	N
#VALUE!	#VALUE!	N	N
#VALUE!	#VALUE!	N	N
#VALUE!	#VALUE!	N	N
#VALUE!	#VALUE!	N	N
-290	-6.88%	N	N
25	2.19%	N	N
332	17.77%	N	N
58	2.87%	N	N
1,059	76.13%	N	N
19	0.87%	N	N
623	39.52%	N	N
648	31.61%	N	N
2,453	56.43%	N	N
362	19.17%	N	N
304	19.64%	N	N
#VALUE!	#VALUE!	N	N
750	45.45%	N	N
34	1.78%	N	N
94	5.13%	N	N
578	30.07%	N	N
128	6.18%	N	N
590	37.22%	N	N
#VALUE!	#VALUE!	N	N
#VALUE!	#VALUE!	N	N
395	17.95%	N	UK
20	1.06%	N	Y
51	1.95%	N	Y
610	29.19%	N	Y
26	1.49%	N	Y
0	-0.01%	N	Y
368	21.25%	N	Y
198	12.38%	N	Y
844	27.62%	N	Y
396	21.95%	N	Y
21	0.74%	N	Y
99	5.65%	N	Y
873	52.01%	N	Y
750	45.45%	N	Y
536	42.37%	N	Y
50	3.17%	N	Y
#VALUE!	#VALUE!	UK	N

-12	-0.60%	UK	N
#VALUE!	#VALUE!	UK	N
48	2.21%	UK	N
#VALUE!	#VALUE!	UK	N
#VALUE!	#VALUE!	UK	N
-100	-3.03%	UK	N
#VALUE!	#VALUE!	UK	N
-1,438	-39.80%	UK	N
-237	-8.67%	UK	N
#VALUE!	#VALUE!	UK	N
-225	-6.98%	UK	UK
-115	-4.43%	Y	N
-207	-8.99%	Y	N
-138	-4.85%	Y	N
-554	-13.07%	Y	N
-210	-9.09%	Y	N
-107	-5.20%	Y	N
-290	-9.09%	Y	N
-134	-6.95%	Y	N
0	0.00%	Y	N
-84	-4.22%	Y	N
-240	-9.09%	Y	N
-288	-8.26%	Y	N
-25	-0.78%	Y	N
-138	-5.13%	Y	N
-1,070	-21.31%	Y	N
-54	-1.75%	Y	N
-25	-1.01%	Y	N
-53	-4.10%	Y	N
-277	-12.87%	Y	N
0	0.00%	Y	N
-113	-4.32%	Y	N
-376	-14.89%	Y	N
-5	-0.14%	Y	N
-700	-21.21%	Y	N
-287	-8.00%	Y	N
-82	-2.42%	Y	N
-316	-10.31%	Y	N
-66	-3.36%	Y	N
-140	-5.76%	Y	N
-270	-9.09%	Y	N
-61	-3.07%	Y	N
-421	-14.92%	Y	N
-1,200	-27.27%	Y	N
-1,437	-37.45%	Y	N
-413	-12.85%	Y	N
-280	-9.09%	Y	N
-131	-4.98%	Y	N
-60	-2.10%	Y	N
-280	-9.09%	Y	UK
-94	-4.96%	Y	UK

-32	-1.56%	Y	UK
#VALUE!	#VALUE!	Y	UK
-191	-6.97%	Y	UK
-166	-4.93%	Y	UK
#VALUE!	#VALUE!	Y	UK
-293	-9.09%	Y	UK
-314	-10.24%	Y	UK
-1,147	-52.81%	Y	Y
-264	-10.26%	Y	Y
-360	-9.09%	Y	Y
-124	-6.58%	Y	Y
-37	-2.99%	Y	Y
-72	-4.45%	Y	Y
-173	-9.09%	Y	Y
-1,165	-58.84%	Y	Y
-1,076	-26.73%	Y	Y
0	0.00%	Y	Y
-350	-9.09%	Y	Y
0	-0.02%	Y	Y
-30	-1.19%	Y	Y
-156	-4.79%	Y	Y
-228	-13.21%	Y	Y
-173	-8.35%	Y	Y
-7	-0.43%	Y	Y
-194	-4.42%	Y	Y
-850	-15.89%	Y	Y
-36	-2.34%	Y	Y
-68	-2.62%	Y	Y
-1,062	-39.89%	Y	Y
-2	-0.09%	Y	Y
0	-0.02%	Y	Y
0	0.00%	Y	Y
-202	-9.07%	Y	Y
-194	-9.09%	Y	Y
-20	-0.67%	Y	Y
0	0.00%	Y	Y
-52	-2.89%	Y	Y
0	-0.03%	Y	Y
0	0.00%	Y	Y
-25	-0.78%	Y	Y
-42	-2.32%	Y	Y
-302	-10.08%	Y	Y
0	0.00%	Y	Y
-370	-12.46%	Y	Y
-7	-0.34%	Y	Y
-182	-7.83%	Y	Y
0	0.00%	Y	Y
-987	-25.72%	Y	Y
0	0.00%	Y	Y
-1	-0.03%	Y	Y
-120	-5.94%	Y	Y
-3	-0.16%	Y	Y
-46	-1.81%	Y	Y
-64	-2.23%	Y	Y

0	0.00% Y	Y
-160	-7.27% Y	Y
-4	-0.21% Y	Y
0	0.00% Y	Y
0	0.00% Y	Y
-66	-4.51% Y	Y
-4	-0.22% Y	Y
0	0.00% Y	Y
0	0.00% Y	Y
-57	-3.32% Y	Y
0	0.00% Y	Y
-165	-6.06% Y	Y
-30	-1.52% Y	Y
-204	-8.31% Y	Y
-603	-13.53% Y	Y
-800	-29.09% Y	Y
-268	-12.36% Y	Y
-105	-6.16% Y	Y
-125	-6.49% Y	Y
-87	-4.90% Y	Y
-136	-7.02% Y	Y

Additional comments/questionable notes from the posting (ex:	Please paste a link here to the most recent
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2024 calculations are omitted. but assure	https://selfservice.portlandmaine.gov/energov_prod/selfservic
31 and 29 Pleasant are 1 building. Then	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
All zeros entered in the reg	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Base rent is listed, but no current or pre	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Base rent is listed, but no current or pre	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Base rent is listed, but no current or pre	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Building's main address is 531 Congres	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Attic unit appears to be unit #3. First, Las	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
https://maine.craigslist.org/apad/portlan	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Landlord has enough banked rent for a	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Previous rent was 1,265. Owner has \$1,	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Undisclosed address - found using the r	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
The most recent rental registration form	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
6800 for the summer, 3500 after the sur	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
AIP is based on 7% but it should only be	https://selfservice.portlandmaine.gov/energov_prod/selfservic
AIP was based on 7% of previous rent, i	https://selfservice.portlandmaine.gov/energov_prod/selfservic
All zeros were input in registration	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Base, past, & current rent all listed as 1	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
From 2023 to 2024, they calculated a 10	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Illegally High	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Illegally high rent!	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
The AIP amount they used from '23 to '2	https://selfservice.portlandmaine.gov/energov_prod/selfservic
There's a front and back units #1, but be	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Zero base rent, zero calculations despite	https://selfservice.portlandmaine.gov/energov_prod/selfservic
\$1024 in banked rent...	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
\$20 over the 5%+AIP increase.	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
unique case. The lister currently lives th	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Rent increase of \$116 after 84 days	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
The listed rent is above the AIP + 5%. L	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
There is some banked rent remaining af	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
It looks like the portal calculations were	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
It's registered to have 3 bathrooms, even	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
The listing doesn't specify which unit it is	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Unit is not registered, nor do any	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
previous registrations appear for this	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen
Base rent is listed, but no current or pre	https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSen

Higher than listed <https://maine.craigslis> https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Only base rent listed, no previous/curren https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
They left the base rent blank. Using only https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
This is listed as a month to month rental https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Registration has all zeros listed https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
All zeroes on registration https://selfservice.portlandmaine.gov/energov_prod/selfservic
Base rent listed abnormally high at 3300 https://selfservice.portlandmaine.gov/energov_prod/selfservic
The owner just didn't fill out the registrat https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Unit is registered with all zeros entered. https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
3000 is listed as the base rent, previous https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
2024 calculations weren't filled out, land https://selfservice.portlandmaine.gov/energov_prod/selfservic
5% new tenant calculation is \$4.25 high https://selfservice.portlandmaine.gov/energov_prod/selfservic
5% new tenant is calculated based on p https://selfservice.portlandmaine.gov/energov_prod/selfservic
Another unit is listed for this address but https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
banked rent on registration is likely incor https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
did not complete increase calculations fr https://selfservice.portlandmaine.gov/energov_prod/selfservic
Base rent seems to be a typo and mean https://selfservice.portlandmaine.gov/energov_prod/selfservic
Rent increase calculations are straight z None https://selfservice.portlandmaine.gov/EnerGov_Prod/Se
Rent was increased in 2024 without calc https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
https://selfservice.portlandmaine.gov/energov_prod/selfservic
https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
2024 AIP calculated as \$25, should be \$ https://selfservice.portlandmaine.gov/energov_prod/selfservic
Another example of banked rent being 0 https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Base rent is listed at 3500, but current a https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Base rent of zero, no banked rent despit https://selfservice.portlandmaine.gov/energov_prod/selfservic
Base, previous, and current rent are all 1 https://selfservice.portlandmaine.gov/energov_prod/selfservic
Calculations not completed - base, previ https://selfservice.portlandmaine.gov/energov_prod/selfservic
<https://selfservice.portlandmaine.gov/En> https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
<https://www.zillow.com/homedetails/197> https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
<https://www.zillow.com/homedetails/197> https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Base rent listed as 4,900 for a this is a
one bedroom. Possible false reportage https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
of base rent?
landlord didn't bank unused AIP in 2024 https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Last year's 5% new tenancy was based https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
No base rent, no 2024 calculations. Woi https://selfservice.portlandmaine.gov/energov_prod/selfservic
Unclear how the 2024 AIP was calculate https://selfservice.portlandmaine.gov/energov_prod/selfservic
The last 2 years are higher than they're https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Something's really off. 2024 AIP is way l https://selfservice.portlandmaine.gov/energov_prod/selfservic
The Base, Current, and Past rents are a https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
They put the 5% new tenancy as \$2800 https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
The rent has gone down since 2023. https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Zillow listing is for a 5 bed/2 bath house https://selfservice.portlandmaine.gov/energov_prod/selfservic
https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Reported \$5000 in banked rent, which is https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
The "total increase" column has a correc https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer

The unit number is not disclosed, but the https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
This reg has 4 units. All but #3 have nur https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Unclear why the banked rent is higher th https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Using previous banked rent, so impossib https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
2 units are set at 2300 <https://www.face> https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
5% new tenant was calculated based on https://selfservice.portlandmaine.gov/energov_prod/selfservic
assuming the long term rental was estab https://selfservice.portlandmaine.gov/energov_prod/selfservic
2 Listings, \$5 discrepancy between the 1 https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
2024 AIP and New Tenant were reporte https://selfservice.portlandmaine.gov/energov_prod/selfservic
https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Apt 4 is registered for that building, but r https://selfservice.portlandmaine.gov/energov_prod/selfservic
Asking first/last/security. <https://maine.ci> https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Banked Rent is reported as 15% of curr https://selfservice.portlandmaine.gov/energov_prod/selfservic
<https://maine.craigslist.org/apa/d/portlan> https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Is this listed price bait? <https://maine.ci> https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Notably high listed rent for a 1 Bedroom https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Listed at 131 Chadwick, but building is 1 https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
no base rent listed but it looks like the u https://selfservice.portlandmaine.gov/energov_prod/selfservic
Registered as having 2 bedrooms, but Z https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Rent control inspection completed 1/28, https://selfservice.portlandmaine.gov/energov_prod/selfservic
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https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
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"current rent" was left blank but the calc https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Assuming the base rent was set in 2024 https://selfservice.portlandmaine.gov/energov_prod/selfservic
Had to look on Port Property's website t https://selfservice.portlandmaine.gov/energov_prod/selfservic
High base rent (2,500) for a one bedroo https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
Listed at 131 Chadwick, but building is 1 https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
High banked rent. Also, based on zillow https://selfservice.portlandmaine.gov/energov_prod/selfservic
https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
The unit number is not listed, but unit 4 https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfSer
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Unit # not listed, had to find via Port Pro https://selfservice.portlandmaine.gov/energov_prod/selfservic
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All Registered, Non-Exempt Units that had Listed Rent higher than Allowed Rent

Amount Above Allowed Rent (\$, Grouped)	Count	Sum	Average	Median
0 - 25	4	\$84.07	\$21.02	\$20.19
25 - 50	3	\$107.55	\$35.85	\$34.00
50 - 75	3	\$159.10	\$53.03	\$51.00
75 - 100	2	\$193.00	\$96.50	\$96.50
125 - 150	1	\$127.50	\$127.50	\$127.50
175 - 200	1	\$197.80	\$197.80	\$197.80
200 - 225	1	\$200.50	\$200.50	\$200.50
300 - 325	1	\$303.75	\$303.75	\$303.75
325 - 350	2	\$681.00	\$340.50	\$340.50
350 - 375	2	\$729.87	\$364.94	\$364.94
375 - 400	2	\$791.00	\$395.50	\$395.50
525 - 550	1	\$535.65	\$535.65	\$535.65
575 - 600	2	\$1,168.00	\$584.00	\$584.00
600 - 625	2	\$1,233.12	\$616.56	\$616.56
625 - 650	1	\$648.48	\$648.48	\$648.48
750 - 775	2	\$1,500.00	\$750.00	\$750.00
825 - 850	1	\$844.00	\$844.00	\$844.00
850 - 875	1	\$872.50	\$872.50	\$872.50
1,050 - 1,075	1	\$1,059.00	\$1,059.00	\$1,059.00
2,450 - 2,475	1	\$2,453.00	\$2,453.00	\$2,453.00
Grand Total	34	\$13,888.89	\$408.50	\$340.50

Average Percent Increase

- 1.05%
- 1.85%
- 2.56%
- 5.39%
- 6.18%
- 12.38%
- 6.09%
- 19.64%
- 17.38%
- 20.16%
- 19.76%
- 42.37%
- 33.30%
- 33.63%
- 31.61%
- 45.45%
- 27.62%
- 52.01%
- 76.13%
- 56.43%
- 20.46%



Trelawny Tenants Union

COUNCIL WORKSHOP

MONDAY, June 9, 2025



WHO WE ARE

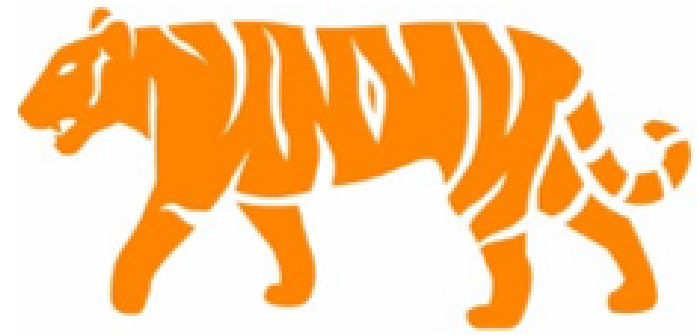
Trelawny Tenants' Union was founded in 2020 to **provide mutual aid** and to **protect our rights as tenants**. We assert the rights of tenants in buildings owned by Geoffrey Rice and/or managed by Apartment Mart – 300 units at 23 properties.



WHY WE ARE HERE

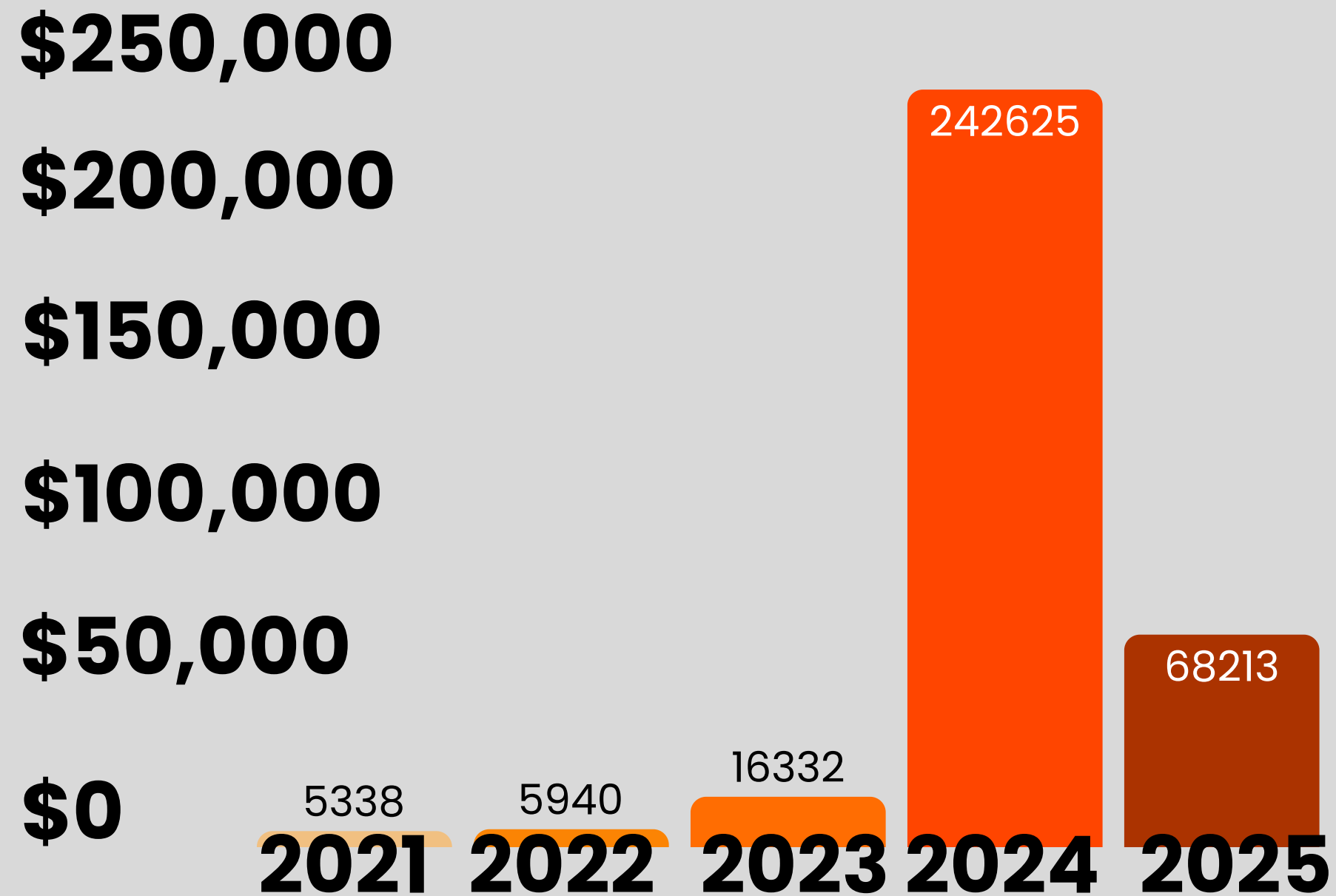
Our landlord has knowingly and egregiously violated rent control from 2020 to today.

From what has actually been documented, among a majority of his properties this landlord has **over-charged tenants at least \$330,000** (in *just* the documented cases we know about) and has had more than **230 violations** from 2020–2025.

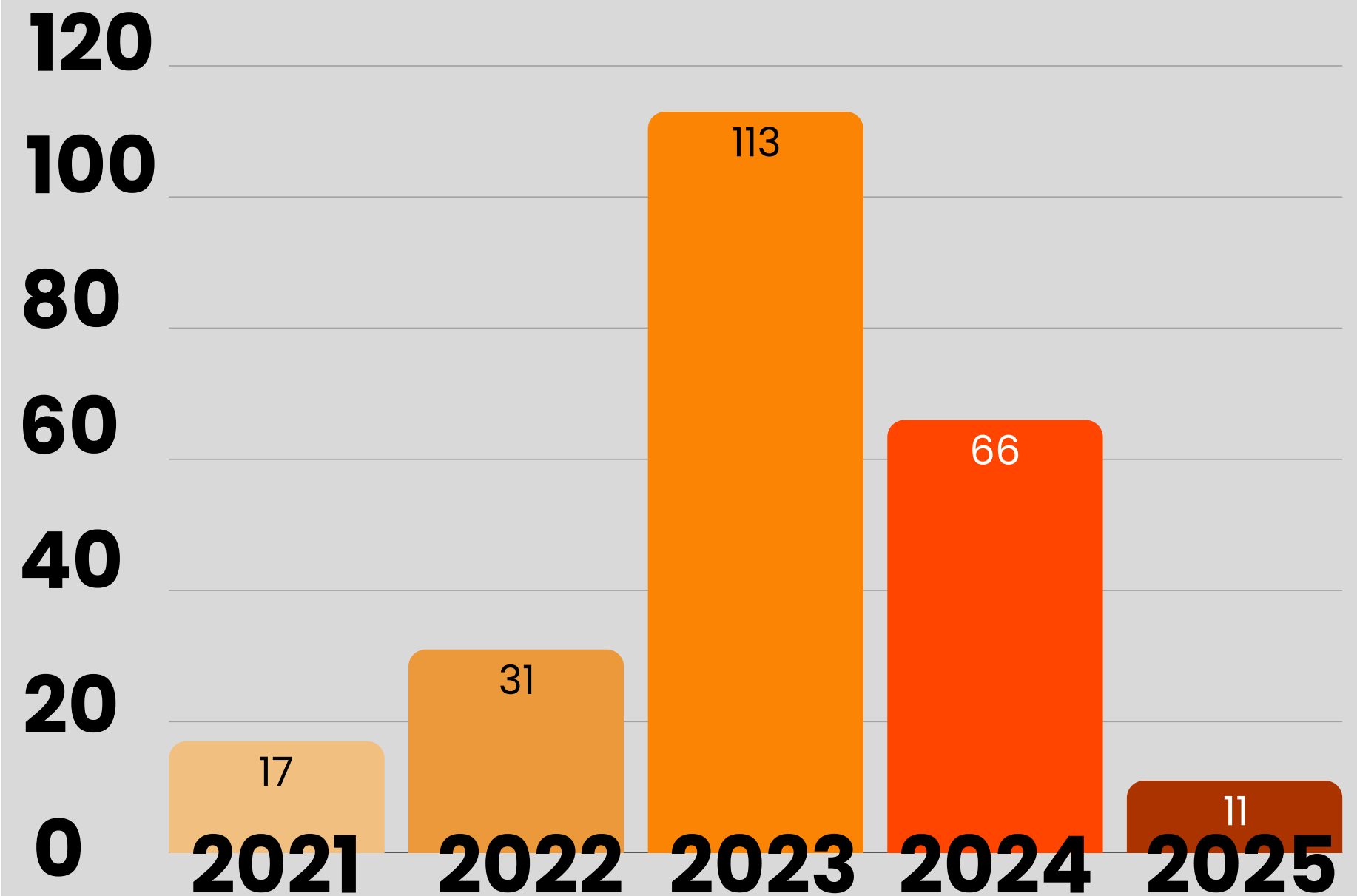


History of Non-Compliance

\$ Amount Owed per Year



Violations Identified per Year



WHY WE ARE HERE



Geofrey Rice Notices of Violation in last 9 months

Building Address	Date of NOV	Date of Req. Compliance	Days Overdue*
655 Congress	8/28/2024	9/25/2024	245
197 Pleasant	11/19/2024	12/17/2024	162
60 Grant	11/20/2024	12/18/2024	161
51 State	12/11/2024	1/8/2025	140
52 Sherman	12/12/2024	1/9/2025	139
656 Congress	12/18/2024	1/15/2025	133
45 State	12/19/2024	1/16/2025	132
103 Highland	12/20/2024	1/17/2025	131
684 Congress	1/3/2025	1/31/2025	117
546 Cumberland	3/25/2025	4/22/2025	36
235 Brackett	3/25/2025	4/22/2025	36
169 State	3/25/2025	4/22/2025	36
40 High St	3/25/2025	4/22/2025	36
*by the date of RB hearing	Total Days Overdue		1504
	Total Average Days Overdue		116



Since our complaint last summer, our landlord has received **13 additional notices of violation**, *none* of which have been complied with. 12 of which have been referred for prosecution.

Interest Free Loans



**At a recent rent board meeting, a landlord representative on the rent board
said, and we quote:**

*“These overcharges are essentially interest free loans. You are taking money
that should not be revenue, and you are putting that into cash flow. And then
you are taking time to repay these.”*



IN SUMMARY

The first documented rent control violation our landlord committed goes back to August 1, 2020, literally 61 days after the first possible day a violation could have occurred. The latest one was April 8, 2025.

**In between, our landlord violated rent control at least 230 times.
And yet...**

PENALTIES



***Despite all of these violations,
covering over four years, the city of
Portland has not collected a single
fine from our landlord.***



IN CONCLUSION

There is no incentive for our landlord, or any landlord, to comply with the law if they are not penalized for their actions beyond simply paying back tenants what they were overcharged.



Thank you!



TO: Housing & Economic Development Committee
CC: Rent Board
FROM: Jessica B. Hanscombe, Director of Permitting and Inspections
DATE: April 10, 2025
RE: Quarterly Rent Control Report- Q1-2025

Rent Control Report Quarter 1 (1/1/2025-3/31/2025)

Rent Board

	Total # of Applications	Total # of Applications approved	Total # of Applications Denied	Total # of Applications Tabled
Rent Increases	6	0	0	6
Complaints	2	0	0	2
Other	0	0	0	0
Quarter 1 Total:	8	0	0	8
Year to date Total	8	0	0	8

Rent Control Inspections

Type of Inspections	Total # Properties	Total # of units
<u>Complaints</u> (Potential violations reported to our office)	10*	202
<u>Audits</u> (Proactive enforcement based on percentage that rent was increased)	106	1,173
<u>Quality Control</u> (proactive verification of data supplied to our office)	126	1,503
Quarter 1 Total:	242	2,878
Year to date Total	242	2,878

*Breakdown of Complaints by property:

	Founded Complaints *violation exists	Unfounded Complaints *no violation	In Progress *actively investigating
Quarter 1 Total	5	3	2



TO: Housing & Economic Development Committee
CC: Rent Board
FROM: Jessica B. Hanscombe, Director of Permitting and Inspections
DATE: January 7, 2025
RE: Quarterly Rent Control Report- Q4-2024

Rent Control Report Quarter 4 (10/1/2024-12/31/2024)

Rent Board

	Total # of Applications	Total # of Applications approved	Total # of Applications Denied	Total # of Applications Tabled
Rent Increases	16	7	1	8
Complaints	2	0	0	2
Other	0	0	0	0
Quarter 4 Total:	18	7	1	10
Year to date Total	43	14	1	28

Rent Control Inspections

Type of Inspections	Total # Properties	Total # of units
<u>Complaints</u> (Potential violations reported to our office)	11	301
<u>Audits</u> (Proactive enforcement based on percentage that rent was increased)	27	545
<u>Quality Control</u> (proactive verification of data supplied to our office)	155	390
Quarter 4 Total:	193	1236
Year to date Total	544	3,911

Breakdown of Complaints by property:

	Founded Complaints *violation exists	Unfounded Complaints *no violation	In Progress *actively investigating
Quarter 4 Total	8	2	1

City of Portland | Permitting and Inspections
Jessica Hanscombe, *Director*



TO: Housing & Economic Development Committee
CC: Rent Board
FROM: Jessica B. Hanscombe, Director of Permitting and Inspections
DATE: October 3, 2024
RE: Quarterly Rent Control Report- Q3-2024

Rent Control Report Quarter 3 (7/1/2024-9/30/2024)

Rent Board

	Total # of Applications	Total # of Applications approved	Total # of Applications Denied	Total # of Applications Tabled
Rent Increases	12	1	0	11
Complaints	3	1	0	2
Other	0	0	0	0
Quarter 3 Total:	15	2	0	13
Year to date Total	25	7	0	18

Rent Control Inspections

Type of Inspections	Total # Properties	Total # of units
Complaints (Potential violations reported to our office)	12	40
Audits (Proactive enforcement based on percentage that rent was increased)	32	236
Quality Control (proactive verification of data supplied to our office)	50	178
Quarter 3 Total:	94	454
Year to date Total	351	2,675

City of Portland | Permitting and Inspections
Jessica Hanscombe, *Director*



TO: Housing & Economic Development Committee
CC: Rent Board
FROM: Jessica B. Hanscombe, Director of Permitting and Inspections
DATE: July 1, 2024
RE: Quarterly Rent Control Report- Q2-2024

Rent Control Report Quarter 2 (4/1/2024-6/30/2024)

Rent Board

	Total # of Applications	Total # of Applications approved	Total # of Applications Denied	Total # of Applications Tabled
Rent Increases	6	2	0	4
Complaints	1	1	0	0
Other	0	0	0	0
Quarter 2 Total:	7	3	0	4
Year to date Total	10	5	0	5

Rent Control Inspections

Type of Inspections	Total # Properties	Total # of units
<u>Complaints</u> (Potential violations reported to our office)	14	44
<u>Audits</u> (Proactive Enforcement based on percentage that rent was increased)	31	611
<u>Quality Control</u> (proactive verification of Data supplied to our office)	150	1105
Quarter 2 Total:	195	1760
Year to date Total	257	2,221

City of Portland | Permitting and Inspections
Jessica Hanscombe, *Director*



TO: Housing & Economic Development Committee
CC: Rent Board
FROM: Jessica B. Hanscombe, Director of Permitting and Inspections
DATE: April 26, 2024
RE: Quarterly Rent Control Report- Q1-2024

Rent Control Report Quarter 1 (1/1/2024-3/31/2024)

Rent Board

	Total # of Applications	Total # of Applications approved	Total # of Applications Denied	Total # of Applications Tabled
Rent Increases	3	2	0	1
Other	0	0	0	0

Rent Control Inspections

Type of Inspections	Total # Properties	Total # of units
<u>Complaints</u> (Potential violations reported to our office)	4	5
<u>Audits</u> (Proactive Enforcement based on percentage that rent was increased)	8	45
<u>Quality Control</u> (proactive verification of Data supplied to our office)	50	411
Total	62	461