



RENT BOARD

June 25, 2025

5:00 PM

ZOOM INFORMATION:

Join from PC, Mac, iPad, or Android:

<https://portlandmaine->

[gov.zoom.us/j/89573671630?pwd=PEAlG9Nv2eu0bN8scaeWmfut2YOn1C.1](https://portlandmaine-gov.zoom.us/j/89573671630?pwd=PEAlG9Nv2eu0bN8scaeWmfut2YOn1C.1)

Passcode:515179

Phone one-tap:

+13092053325,,89573671630#,,,,*515179# US

+13126266799,,89573671630#,,,,*515179# US (Chicago)

Join via audio:

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

Webinar ID: 895 7367 1630

Passcode: 515179

International numbers available: <https://portlandmaine-gov.zoom.us/j/kwnoAr1ft>

II. ROLL CALL:

III. APPROVAL OF MINUTES

- a. May 15, 2025 Minutes
- b. May 28, 2025 Minutes
- c. June 5, 2025 Minutes

IV. COMMUNICATIONS:

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

- a. Written Public Comment #1

V. UNFINISHED BUSINESS:

- a. Findings of Fact & Conclusions of Law
- b. Rent Increase Appeal
Appellant: Trelawny Tenants Union
Address: 655 Congress St
Owner: Trelawny 657 LLC, 657 Congress St, First Floor, Portland, ME 04101
CBL: 046-D-021-001
- c. Rent Increase Application - Completeness Review
Owner: Saunders Street Apartments LLC, 51 Belfield Rd, Cape Elizabeth, ME 04107
Representative: Willard Bollenbach and Randi Bollenbach, 51 Belfield Rd, Cape Elizabeth, ME 04107
Address: 23 Saunders St, Unit 5
CBL: 130-G-014-001

VI. New Business

- a. Rent Increase Application - Completeness Review
Owner: 9 Powsland Street Portland LLC, 439 US Route 1 Ste A, York, ME

03909

Representative: Maine Registered Agent LLC, 439 US Route 1 Ste A, York,
ME 03909

Address: 9 Powsland St, Units 1-3

CBL: 190-J-003-001

b. Rent Increase Application - Completeness Review

Owner: Timothy Trujillo & Daniel Alrick, 61 Central Ave, San Francisco, CA
94117

Address: 142 Massachusetts Ave

CBL: 186A-019-001

VII. Adjourn

Remote Rent Board Meeting Minutes - Held Via Zoom

Thursday, May 15, 2025

II. ROLL CALL - 0:01:02

Matthew Lax, Tenant, District 1 - Chair
Austin Sims, Homeowner, District 5 - Vice Chair
Matthew Walker, Tenant, District 2
Christopher "Buddy" Moore, Tenant, District 3
Anne-Laure Razat, Tenant, At-Large
Kristen Carreras, Landlord, At-Large
District 4 - Vacant

Staff present:

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

III. COMMUNICATIONS: 0:01:48

a. Written Public Comment #1 - 0:01:45

IV. UNFINISHED BUSINESS - 0:02:48

0:07:00 - The Chair informs the Board that the 10 Walnut Street application (items IV.i. and IV.d.) has been withdrawn by the applicant.

0:09:00 - David Bergeron presents items IV.a. through IV.e.

a. Rent Increase Application - Public Comment - 0:20:31

Owner: Eastern Residential Inc.

Owner's Representative: Caleb Normandeau with Port Property

Address: 25-27 Montreal St, Units 1-8 (Legal address is 304 Eastern Prom)

CBL: 015-B-001-002

Type of Increase: Increased Housing Service Costs, Capital Improvement Costs

No tenants spoke as objectors.

0:21:17 - Public comment received.

- b. Rent Increase Application - Public Comment - 0:29:31**
Owner: Grant Street Realty Group LLC
Owner's Representative: Caleb Normandeau with Port Property
Address: 63 Grant St, Units 1-6 (Legal address is 65 Grant St)
CBL: 048-B-016-001
Type of Increase: Increased Housing Service Costs

No tenants spoke as objectors.

0:29:55 - Public comment received.

- c. Rent Increase Application - Public Comment - 0:35:44**
Owner: Grant Street Realty Group LLC
Owner's Representative: Caleb Normandeau with Port Property
Address: 65 Grant St, Units 1-6
CBL: 048-B-016-001
Type of Increase: Increased Housing Service Costs

No tenants spoke as objectors.

0:36:13 - Public comment received.

- d. Rent Increase Application - Public Comment - 0:40:50**
Owner: Grant Street Realty Group LLC
Landlord's Representative: David Bergeron with Port Property
Property Address: 69 Grant St, Units 1-6
CBL: 048-B-015-001
Increase Requested: Increased Housing Service Costs

No tenants spoke as objectors.

0:41:13 - Public comment received.

- e. Rent Increase Application - 0:47:10**
Owner: Eastern Residential Inc.
Owner's Representative: Caleb Normandeau with Port Property
Address: 25-27 Montreal St, Units 1-8 (Legal address is 304 Eastern Prom)
CBL: 015-B-001-002
Type of Increase: Increased Housing Service Costs, Capital Improvement Costs

1:08:35 - Kristen Carreras moves to approve the application in the total amount of \$65.95 a month; taking into account \$8.23 of capital improvement and \$57.72 a month for the increase in expenses. Seconded by Anne-Laure Razat. (5-0; Walker recused) The motion passes.

f. Rent Increase Application - 1:17:30

Owner: Grant Street Realty Group LLC

Owner's Representative: Caleb Normandeau with Port Property

Address: 63 Grant St, Units 1-6 (Legal address is 65 Grant St)

CBL: 048-B-016-001

Type of Increase: Increased Housing Service Costs

1:24:00 - Austin Sims moves to combine the decision made on the final three applications, but table the decision to be made at the next scheduled meeting in the interest of understanding how these allocations should fair out for future deliberations. Seconded by Anne-Laure Razat.

1:40:20 - Austin Sims moves to withdraw previous motion. Seconded by Kristen Carreras. (5-0; Walker recused) The motion passes.

1:41:09 - Kristen Carreras moves to approve the applications of 63, 65, and 69 Grant St (items IV.g., IV.h. and IV.i. respectively); total of 19 units with an increase of \$93.46 per unit. Seconded by Austin Sims. (5-0; Matthew Walker recused) The motion passes.

g. Rent Increase Application - See 1:41:09

Owner: Grant Street Realty Group LLC

Owner's Representative: Caleb Normandeau with Port Property

Address: 65 Grant St, Units 1-6

CBL: 048-B-016-001

Type of Increase: Increased Housing Service Costs

h. Rent Increase Application - See 1:41:09

Owner: Grant Street Realty Group LLC

Landlord's Representative: David Bergeron with Port Property

Property Address: 69 Grant St, Units 1-6

CBL: 048-B-015-001

Increase Requested: Increased Housing Service Costs

i. Rent Increase Application - Public Comment - See 0:07:00

Owner: Eastern Residential Inc.

Owner's Representative: Caleb Normandeau with Port Property

Address: 10 Walnut St, Units 1-8 (Legal address is 304 Eastern Prom)

CBL: 015-B-001-002

Type of Increase: Increased Housing Service Costs

j. Rent Increase Application - See 0:07:00

Owner: Eastern Residential Inc.

Owner's Representative: Caleb Normandeau with Port Property

Address: 10 Walnut St, Units 1-8 (Legal address is 304 Eastern Prom)

CBL: 015-B-001-002

Type of Increase: Increased Housing Service Costs

V. Adjourn - 1:45:15

1:45:15 - Austin Sims moves to adjourn. Seconded by Kristen Carreras. (6-0) The motion passes.

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, May 28, 2025

II. ROLL CALL - 0:00:35

Matthew Lax, Tenant, District 1 - Chair
Austin Sims, Homeowner, District 5 - Vice Chair - Absent
Anne-Laure Razat, Tenant, At-Large
Kristen Carreras, Landlord, At-Large
Matthew Walker, Tenant, District 2
Christopher "Buddy" Moore, Tenant, District 3
District 4 - Vacant

Staff present:

Dylan Orr, Rental Registration Coordinator
Adam O'Connor, Rental Registration Inspector
Benjamin Plante, Counsel for the Rent Board

III. APPROVAL OF MINUTES - 0:01:01

a. April 23, 2025 Minutes

0:01:25 - Matthew Walker moves to approve the minutes as written. Seconded by Kristen Carreras. (5-0; Austin Sims absent)

IV. COMMUNICATIONS - 0:02:02

V. UNFINISHED BUSINESS - 0:02:35

a. Executive Session, pursuant to 1M.R.S. § 405(6)(E), to consult with legal counsel regarding the Board's legal rights and duties with respect to the 59 State St & 655 Congress St Rent Increase Appeals - 0:02:40

0:10:06 - Kristen Carreras moves to start the executive session. Seconded by Anne-Laure Razat. (4-0; Sims absent, Walker recused). The motion passes.

0:11:30 through 0:56:50 - Executive session takes place.

b. Rent Increase Application - Public Comment - 0:57:20 Owner: Anna Guare, 99 King St, Westbrook, ME 04092 Address: 29 Parris St, Unit 3 CBL: 033-I-001-293

1:00:39 - Anna Guare presents the application.

No tenants spoke as objectors.

1:04:40 - Public comment received.

c. Rent Increase Appeal - Public Comment - 1:18:45

Appellant: Trelawny Tenants Union

Address: 59 State St

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

CBL: 044-B-047-001

d. Rent Increase Appeal - Public Comment - See 1:18:45

Appellant: Trelawny Tenants Union

Address: 655 Congress St

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

CBL: 046-D-021-001

1:20:00 - Trelawny Tenants Union presents the complaint.

1:44:19 - Jeremy Dean responds.

2:10:30 - Public comment received.

3:26:30 - Public comment closed.

3:27:25 through 3:38:00 - The Board takes a recess.

e. Rent Increase Application - 3:39:13

Owner: Anna Guare, 99 King St, Westbrook, ME 04092

Address: 29 Parris St, Unit 3

CBL: 033-I-001-293

3:52:08 - Matthew Walker moves to not find in favor of base year adjustment. Seconded by Matthew Lax.

3:54:12 - Anne-Laure Razat amends the previous motion; based on the information provided the application does not demonstrate that the net operating income of the base year was not insufficient to provide a fair rate of return. Therefore we move that we deny the request for base year rent adjustment. Seconded by Matthew Walker. (4-1; Lax no, Sims absent) The motion passes.

4:30:26 - Matthew Walker moves to use the regular assessed charge that is for \$135 a month times the 12 months or \$1620 as an assessment that replaces the capital improvement charge from the worksheet. Seconded by Kristen Carreras. (5-0; Sims absent) The motion passes.

4:31:35 - Chair moves to accept the application with the calculated banked rent which still needs to be an agreed upon number to be backed out in the final increase that is granted. Seconded by Matthew Walker.

4:40:39 - Anne-Laure Razat amends the previous motion; accept this application for a rent increase for \$117.08 monthly calculated by subtracting from the adjusted NOI the banked rent that the landlord still has. Seconded by Matthew Walker. (5-0; Sims absent) The motion passes.

f. Rent Increase Appeal

Appellant: Trelawny Tenants Union

Address: 59 State St

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

CBL: 044-B-047-001

g. Rent Increase Appeal

Appellant: Trelawny Tenants Union

Address: 655 Congress St

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

CBL: 046-D-021-001

4:54:44 - Christopher Moore moves to suspend the rule to not take up new business after 9:30 and continue to deliberate. Seconded by Kristen Carreras. (1-3; Carreras, Razat, Lax vote no, Sims absent, Walker recused) The motion fails.

5:02:50 - Christopher Moore moves to table items V.f. and V.g. to a June 5, 2025 special meeting. Seconded by Kristen Carreras. (4-0; Walker recused, Sims absent) The motion passes.

VI. New Business - 5:09:20

a. 218 Ocean Ave - Completeness Review

Owner: The Fredericka Kapothanasis Testamentary Trust, 27 Running Brook Rd, Westbrook, ME 04092

Representative: Kevin A. King, PO Box 695, Westbrook, ME 04098-0695

Address: 218 Ocean Ave, Units 218, 220 & 222

CBL: 140-B-015-001

b. Schedule Special Meeting

5:10:00 - The Chair moves to schedule a rent increase appeal hearing regarding a newly submitted complaint to June 11, 2025. Seconded by Anne-Laure Razat. (5-0; Sims absent) The motion passes.

5:12:38 - Chair moves to schedule a special meeting for backlogged applications to July 9, 2025. Seconded by Anne-Laure Razat. (5-0; Sims absent) The motion passes.

VII. Adjourn -: 5:13:34

5:13:40 - Kristen Carreras moves to adjourn. Seconded by Chrisopher Moore. (5-0; Sims absent) The motion passes.

Remote Rent Board Meeting Minutes - Held Via Zoom

Thursday, June 5, 2025

II. ROLL CALL - 0:08:45

Matthew Lax, Tenant, District 1 - Chair
Austin Sims, Homeowner, District 5 - Vice Chair
Anne-Laure Razat, Tenant, At-Large - Absent
Kristen Carreras, Landlord, At-Large
Matthew Walker, Tenant, District 2
Christopher "Buddy" Moore, Tenant, District 3
District 4 - Vacant

Staff present:

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

III. COMMUNICATIONS - 0:09:13

IV. UNFINISHED BUSINESS - 0:09:26

0:09:53 - Matthew Walker recuses himself due to being an involved party with the submitted appeals.

0:11:06 - Austin Sims states on the record what preparations were made to familiarize himself with the appeals.

a. Rent Increase Appeal - 0:13:56

Appellant: Trelawny Tenants Union

Address: 59 State St

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

CBL: 044-B-047-001

0:15:29 - Christopher "Buddy" Moore moves to find pursuant to section 6-243(a), and based on the evidence provided by the Trelawny Tenants Union, the Trelawny Tenants Union is asserting the rights of all tenants at 59 State Street. Seconded by Austin Sims. (4-0; Razat absent, Walker recused) The motion passes.

1:13:18 - Kristen Carreras moves to find 59 State Street LLC is in substantial non-compliance of section 6-234(f). Seconded by Matthew Lax.

1:18:40 - By show of hands, the previous motion has been rescinded.

1:18:50 - Kristen Carreras moves to find 59 State Street LLC is in substantial non-compliance of section 6-234(c). Seconded by Matthew Lax.

1:43:15 - Kristen Carreras amends motion to find 59 State Street LLC in substantial non-compliance of Chapter 6 Section 234 (b)&(c) as evidenced by ongoing rent violations from the time period of December 2022 to the time of filing this appeal. Seconded by Matthew Lax. (4-0; Razat absent, Walker recused) The motion passes.

2:09:40 - Christopher "Buddy" Moore moves to find that consistent with section 6-234(f) in accordance with the ruling that the landlord at 59 State Street has been found not to be in substantial compliance with provisions of Chapter 6 of the City code. To find that every rent increase that has been imposed since December 1st, 2022 is and was prohibited. The last compliant rent level that was charged in each unit in either property was either the rent charged December 1st, 2022 or a prior rent level as identified by the Licensing and Housing Safety Division in a notice of violation. All rents demanded, accepted, or retained above that last compliant rent level must be refunded to the tenant or tenants of that unit. Seconded by Austin Sims. (4-0; Razat absent, Walker recused) The motion passes.

2:24:44 - Christopher "Buddy" Moore moves to find that consistent with section 6-234(f) in accordance with our ruling that the landlord at 59 State Street has been found not to be in substantial compliance with provisions of Chapter 6 of the city code, that all banked rent at 59 State Street be forfeited from December 1st, 2022 until the filing of the complaint. Seconded by Austin Sims. (4-0; Razat absent, Walker recused) The motion passes.

2:29:55 - Austin Sims moves to take a recess. Seconded by Matthew Lax. (4-0; Razat absent, Walker recused) The motion passes.

2:30:15 through 2:36:00 - The Board takes a recess.

2:42:00 - Christopher "Buddy" Moore, consistent with section 626(f) which gives the board the power to determine appropriate penalties, moves that the landlord of 59 State Street pay a fine of \$250 for each month for the 12 violations identified by the Rent Board in a total amount to be determined. Seconded by Austin Sims. (4-0; Razat absent, Walker recused) The motion passes.

3:15:20 - Matthew Lax moves to set the fine amount for the previous motion to \$50,500 based on calculations of 198 months at \$250 and 4 violations at \$250. Seconded by Austin Sims. (4-0; Razat absent, Walker recused) The motion passes.

3:19:30 - Christopher "Buddy" Moore moves to suspend rules to continue past 9:30. Seconded by Matthew Lax. (2-2; Carreras and Sims vote no, Razat absent, Walker recused) The motion fails.

b. Rent Increase Appeal

Appellant: Trelawny Tenants Union

Address: 655 Congress St

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

CBL: 046-D-021-001

3:27:20 - Austin Sims moves to schedule deliberations for 655 Congress Street for the regular scheduled meeting on June 25, 2025. Seconded by Kristen Carreras. (4-0; Razat absent, Walker recused) The motion passes.

V. Adjourn - 3:28:32

3:29:20 - Kristen Carreras moves to adjourn. Seconded by Austin Sims. (5-0; Razat absent) The motion passes.



Dylan Orr <dorr@portlandmaine.gov>

Written Public Comment

1 message

Kari Johnson <karijohnson1914@gmail.com>
To: Dylan Orr <dorr@portlandmaine.gov>

Fri, Jun 6, 2025 at 10:34 AM

On Friday, June 6, 2025, Dylan Orr <dorr@portlandmaine.gov> wrote:

Hi Kari,

If you'd like it posted as public comment, per procedure, could you please resubmit with the subject line reading "Written Public Comment".

Thank you,
Dylan Orr
Rental Registration Coordinator
City of Portland
389 Congress St, Portland, ME
207-874-8966
dorr@portlandmaine.gov



On Wed, Jun 4, 2025 at 1:09 PM Kari Johnson <karijohnson1914@gmail.com> wrote:

Hi Dylan,
Could you forward to both please?

Thank you,
Kari Johnson

On Wednesday, June 4, 2025, Dylan Orr <dorr@portlandmaine.gov> wrote:

Hi Kari,

Is your intention with this message to have it forwarded to the Chair of the Rent Board? Or are you looking to have this posted as public comment on an upcoming Rent Board agenda?

Thank you,
Dylan Orr
Rental Registration Coordinator
City of Portland
389 Congress St, Portland, ME
207-874-8966
dorr@portlandmaine.gov



On Mon, Jun 2, 2025 at 7:32 PM Kari Johnson <karijohnson1914@gmail.com> wrote:

Hello Rent Board,

I spoke briefly with the two rent board members who attended the City Council meeting this evening. When the meeting was over, I asked them if they might one day change the notice of rent increase to also require a tenant's signature, not just the landlord's. Because the way it is, it's the landlord's word against the tenant's word.

One tenant in our building, which has been audited, thinks the landlord can't raise their rent with the same timeline because the new at will lease packet didn't include that form. It was probably an oversight because the rest of us did get it. There's just no way a tenant can prove they didn't get it. In any other scenario, a landlord could be acting maliciously and be dishonest about giving this form to the tenant as there's no way to avoid or prove this.

Also, I just learned that it's not city protocol to reach out to all the tenants to verify the rental data that the landlord submitted. I am the complainant, and I *have* disseminated information under all the doors. Several times. We have a group chat also. But, there are still six tenants (of 29) who are affected by the audit, and I can only guess they still are too fearful to make contact and ask questions. Even after seeing the clear evidence of wrongdoing with the violation letters. Too fearful of losing their housing.

Protocol apparently is that the burden of proof is on the landlord to prove that the tenant is satisfied with the reimbursement. But that puts the tenant in a much more precarious position, to tell the landlord that the data submitted to rent control is wrong. Tenants would be much more comfortable/safer telling the city, the entity that is responsible for the ordinance. Perhaps these few remaining tenants would answer a letter from the city about their past and current rent. That would also look more official than just some unknown tenant trying to contact them.

Thank you for all the hard work you do. It is much appreciated.

Kari Johnson
612-413-6504

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

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

City of Portland – Housing Safety Division
RENTAL INCREASE APPEAL

Date of Hearing:

August 19, 2024 – Tabled to September 18, 2024 – Tabled to September 25, 2024 –
Tabled to October 23, 2024 – Tabled to November 18, 2024 – Tabled to December
18, 2024 – Tabled to January 22, 2025 – Tabled to May 28, 2025 – Tabled to June
5, 2025 – Tabled to June 25, 2025

Appellant:

Trelawny Tenants Union

TrelawnyTenantsUnion@gmail.com

Owner Name and Address:

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

Property Address:

655 Congress Street
Portland, ME 04101

CBL:

046-D-021-001



May 14, 2025

Re: Notice of Public Hearing

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

A request for a hearing regarding the rental property at 655 Congress St (CBL: 046-D-021-001) has been submitted to the Rent Board. The request submitted by the Trelawny Tenants' Union is in regards to a potential violation of the City of Portland's Rent Stabilization Ordinance by the property owner, Trelawny 657 LLC. This item was most recently on the agenda for the January 22, 2025 meeting.

The Rent Board meeting is scheduled for **Wednesday, May 28, 2025** at 5pm. This meeting will be remotely held via Zoom.

Copies of newly submitted materials are included with this notice. The full packet containing previously submitted materials can be obtained by emailing rentcontrol@portlandmaine.gov or at Portland City Hall located at 389 Congress St.

The agenda and Zoom link will be accessible by **May 21, 2025** at the link below: <http://portlandmaine.gov/129/Agendas-Minutes>

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

Thank you,

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



September 9, 2024

Re: Notice of Public Hearing

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

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

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

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

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

Thank you,

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



July 26, 2024

Re: Notice of Public Hearing

To: Interested Parties of 655 Congress St

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

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

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

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

Thank you,

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



Trelawny Tenants Union

TrelawnyTenantsUnion@gmail.com

July 3, 2024

Portland Rent Board

Mr. Buddy Moore

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

Dear Chair Moore,

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

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

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

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

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

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

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

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

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

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

655 Congress

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TTU Steering Committee & tenants of Geoffrey Rice

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

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

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

59 State St:

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

Unit 37: proof/receipt of reimbursement

655 Congress St:

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

Unit 312: proof/receipt of reimbursement

Unit 221: proof/receipt of reimbursement

Unit 415-416: proof/receipt of reimbursement

Unit 725: proof/receipt of reimbursement

Unit 212: proof/receipt of reimbursement

Unit 509: proof/receipt of reimbursement

Unit 620-622: proof/receipt of reimbursement

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

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

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

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

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

Thank you,
Meghan

--

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

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

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

Thank you for providing the info. After reviewing:

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

59 State Street

#43 \$1548.75 per month

655 Congress Street

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

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

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

If you have questions, please advise. thanks, Chuck

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

TRELAWNY 657, LLC

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

December 14, 2021


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


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

Yours Truly,

Geoffrey I. Rice

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

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

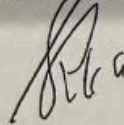
March 9, 2022

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

[REDACTED]

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

Yours Truly,



Geoffrey I. Rice

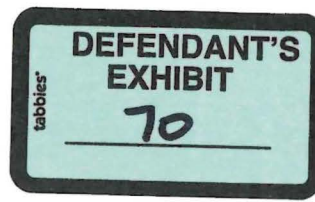
Geoffrey Rice Confirmed Violations/Refunds 2021-2024

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

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

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

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



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



Oct 25, 2023

Inspection RCI-111763-2023 has been closed.

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

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

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

Comments:

Initials:

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



Sep 20, 2023

Inspection RCI-111764-2023 has been closed.

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

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

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

Comments:

Initials:

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



Oct 30, 2023

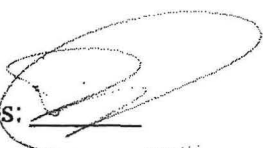
Inspection 116122-2023 has been closed.

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

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

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

Comments:

Initials: 

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



Jan 12, 2024

Inspection RCI-118314-2023 has been closed.

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

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

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

Comments:

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

Initials:

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 52 SHERMAN ST
PORTLAND, ME

048 F010001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

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

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

Sincerely,

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

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

allowable increases under Sec.
6-234.

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

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

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 52 SHERMAN ST
PORTLAND, ME

048 F010001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

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(207) 756-8131

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

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 60 GRANT ST
PORTLAND, ME

048 D009001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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psf@portlandmaine.gov
(207) 756-8131

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

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

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

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

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 45 STATE ST
PORTLAND, ME

044 B030001

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

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 45 STATE ST
PORTLAND, ME

044 B030001

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 684 CONGRESS ST
PORTLAND, ME

055 E035001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

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PORTLAND, ME

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
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(207) 756-8131

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 684 CONGRESS ST
PORTLAND, ME

055 E035001

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(207) 756-8131

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 546 CUMBERLAND AVE
PORTLAND, ME

047 A007001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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psf@portlandmaine.gov
(207) 756-8131

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

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

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

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

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 648 FOREST AVE
PORTLAND, ME

125 M004001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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

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

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 235 BRACKETT ST
PORTLAND, ME

055 C014001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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Units #1, #3 and #9. Rent increases
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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 235 BRACKETT ST
PORTLAND, ME

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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ATTN: SHAWN SMITH 657 CONGRESS ST, 1ST FLOOR
PORTLAND, ME 04101
apartmentmart1952@gmail.com

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PORTLAND, ME

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

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

Sincerely,

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

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

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

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

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

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 291 BRACKETT ST
PORTLAND, ME

054 F038001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Geoffrey Rice,

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

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(207) 756-8131

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

CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 169 STATE ST
PORTLAND, ME

045 A029001

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(207) 756-8131

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 656 CONGRESS ST
PORTLAND, ME

045 A002001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To 657 Congress Llc,

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1/1/2021 need to be reviewed for
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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 656 CONGRESS ST
PORTLAND, ME

045 A002001

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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Permitting and Inspections Department

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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

RE: 51 STATE ST
PORTLAND, ME

044 B041001

NOTICE OF VIOLATION AND ORDER TO CORRECT

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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CITY OF PORTLAND
Permitting and Inspections Department

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CITY OF PORTLAND
Permitting and Inspections Department

6/3/2022

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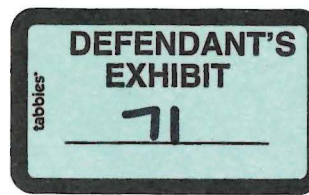
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City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



Oct 11, 2023

Inspection RCI-111770-2023 has been closed.

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

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

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

Comments:

Initials:

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



Oct 20, 2023

Inspection RCI-111781-2023 has been closed.

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

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

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

Comments:

Initials: DL

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



Oct 25, 2023

Inspection RCI-111776-2023 has been closed.

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

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

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

Comments:

Initials:

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

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



Oct 25, 2023

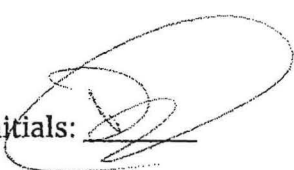
Inspection 113925-2023 has been closed.

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

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

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

Comments:

Initials: 

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



Oct 11, 2023

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

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

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

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

Comments:

Initials: _____

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



Jan 12, 2024

Inspection RCI-116917-2023 has been closed.

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

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

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

Comments:

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

Initials:



December 7, 2023

Code Case number BLDG2305814 has been closed.

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

655 Congress St

Portland, ME

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

Comments:

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

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

Initials: 

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

November 22, 2023

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

Dear ██████████ and ██████████:

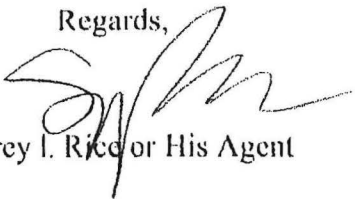
Beginning January 2023 all Tenants were asked to pay \$12.00 monthly for the usage of cooking gas. Per the Rent Board's determination made November 16, 2023, you are no longer required to pay this gas fee. We are reimbursing you for your previous payments. See below for your reimbursement amount,

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

Total of \$132.00

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

Regards,


Geoffrey I. Rice or His Agent

655 Congress St

11/22/23

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

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



Jan 12, 2024

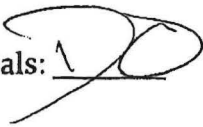
Inspection RCI-118308-2023 has been closed.

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

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

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

Comments:

Initials: 

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



Jan 12, 2024

Inspection RCI-118313-2023 has been closed.

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

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

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

Comments:

Initials:

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



Nov 6, 2023

Inspection RCI-113324-2023 has been closed.

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

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

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

Comments:

Initials:

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



Jan 12, 2024

Inspection RCI-118315-2023 has been closed.

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

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

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

Comments:

Initials:



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

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

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Whom it May Concern,

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

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

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

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

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

Thank you,

Adam O'Connor
Rental Registration Inspector



NON-COMPLIANCE VIOLATION LIST

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



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



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

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

Trelawny Tenants Union <trelawnytenantsunion@gmail.com>

Wed, Aug 7, 2024 at
1:04 PM

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

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

To Chair Moore,

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

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

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

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

TTU Steering Committee & tenants of Geoffrey Rice/Apartment Mart

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



Trelawny Tenants' Union

RENT BOARD HEARING

**MONDAY, AUGUST 19,
2024**



WHO WE ARE

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

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

– 300 units at 23 properties.



WHY WE ARE HERE

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

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



WHY WE ARE HERE

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

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



WHY WE ARE HERE

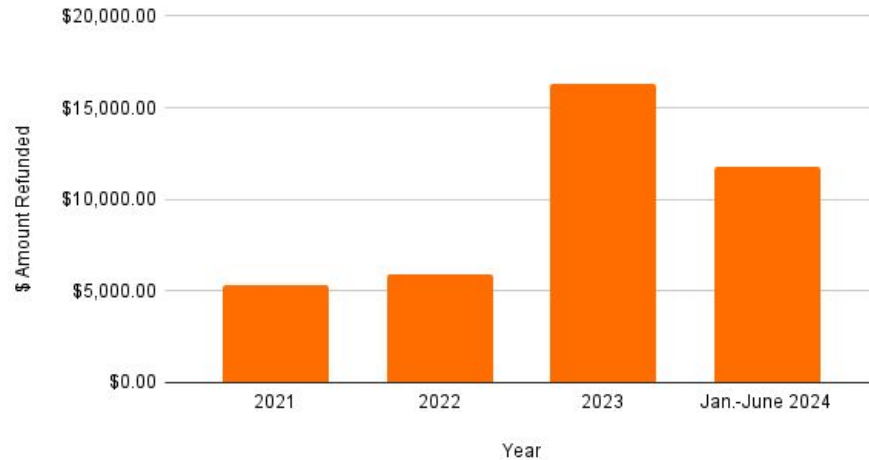
Our landlord has never been in compliance with the RSO.

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

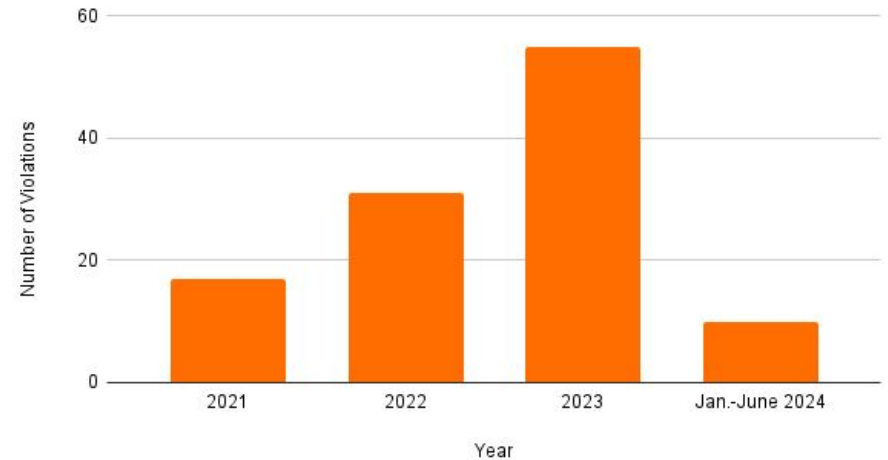


HISTORY OF NON-COMPLIANCE

\$ Amount Refunded vs. Year



Number of Violations vs. Year





2023-2024

VIC - VIOLATIONS

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

Total Known Tenants Affected by Violations

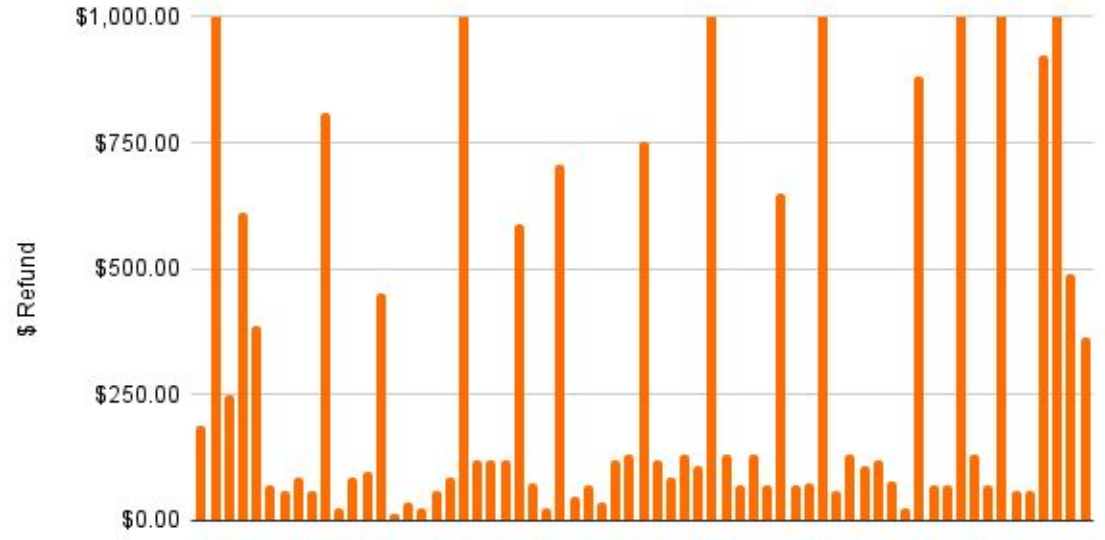


(117 of approx. 149 total units)

KNOWN OVERCHARGES BY UNIT



Known Refunds by Unit



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

VIOLATION EXAMPLES



59 State Unit 23

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

(2017) 110-1014
March 30, 2023

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

Dear [Redacted]

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

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

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

VIOLATION EXAMPLES



59 State Unit 23

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

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

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



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

VIOLATION EXAMPLES



655 Congress Unit 620

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

TRELAWNY 657, LLC

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

December 14, 2021



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



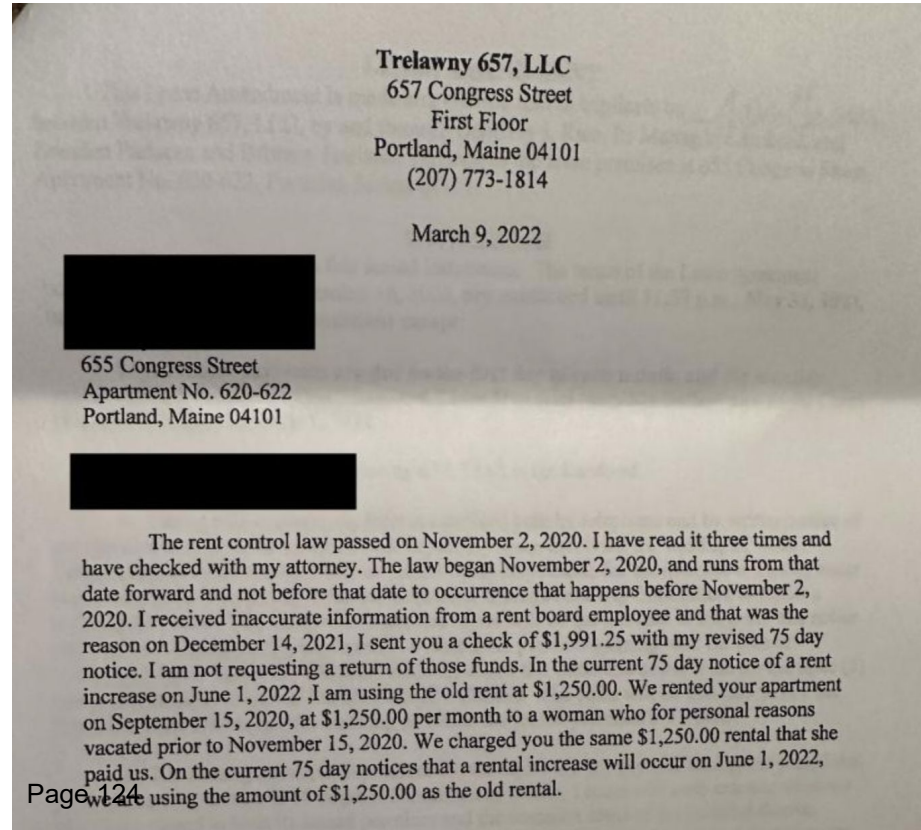
Your apartment rental payments beginning November 16, 2020, were One Thousand Two Hundred Fifty Dollars (\$1,250.00) per month. The amount under rent control regulation is One Thousand One Hundred Two Dollars and Fifty Cents (\$1,102.50). The overpayment is One Hundred Forty Seven Dollars and Fifty Cents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

VIOLATION EXAMPLES



655 Congress Unit 620

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

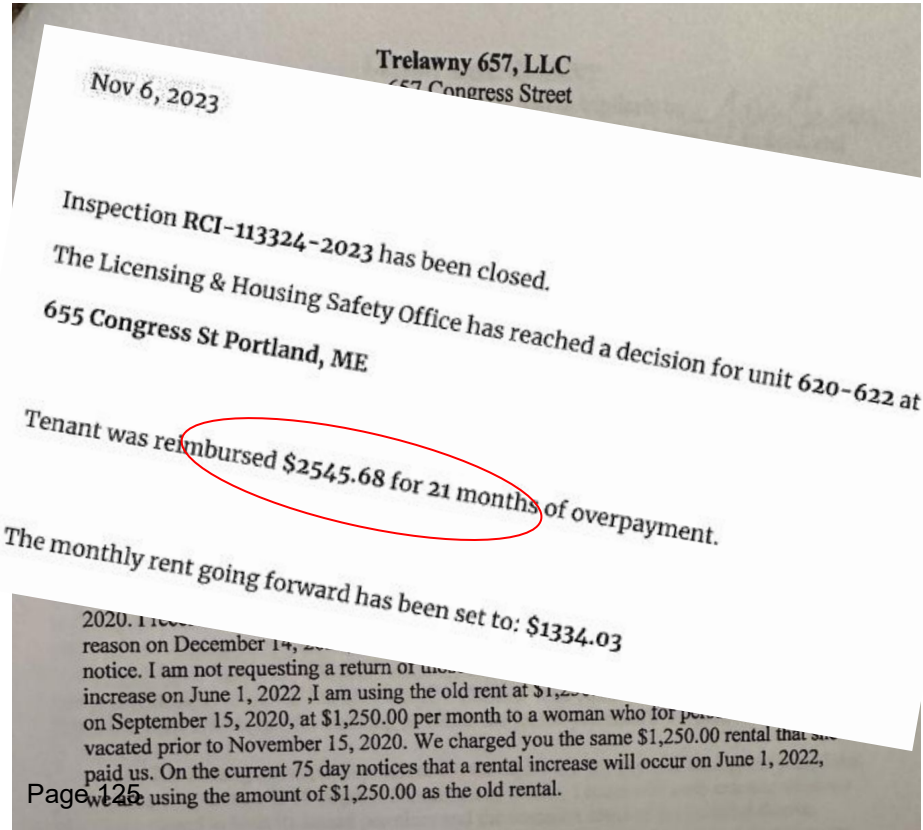


VIOLATION EXAMPLES



655 Congress Unit 620

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



VIOLATION EXAMPLES



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

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

IT'S NOT JUST 655 AND 59



These violations extend to almost every other property Rice owns.

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

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



WHAT WE ARE ASKING

FOR

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

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



WHAT WE ARE ASKING

FOR

⇒ Roll back the rents to the Dec. 2022

ALL Rice properties and tenants are affected

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

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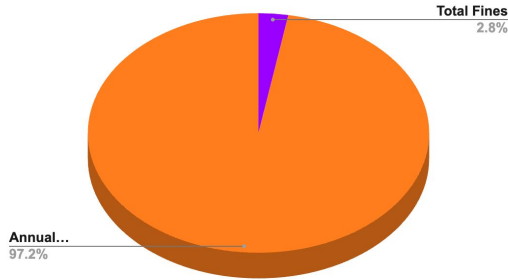


WHAT WE ARE ASKING

FOR Fines

Fine vs. Annual Landlord Rent

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



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

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

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



IN CONCLUSION

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

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

We hope you will help us.



Trelawny Tenants' Union

Thank you!

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

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

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

Sat, Aug 31, 2024 at 3:03 PM

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

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

Hello,

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

Thank you

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

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

Thanks.

TTU

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

Hello,

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

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

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

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

Thank you

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

Hello,

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

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

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

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

Thank you

--

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

--

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

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

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Trelawny Tenants Union

TrelawnyTenantsUnion@gmail.com

Sept 13, 2024

Portland Rent Board

Mr. Buddy Moore

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

Dear Chair Moore,

Attached to this letter please find documents responsive to Rent Board requests made on Aug. 18 during the initial hearing of our July 3 complaint asserting the rights of all tenants at 655 Congress and 59 State regarding Mr. Geoffrey Rice and his substantial non-compliance with the Rent Stabilization Ordinance (RSO) as per Sec 6-234 (f). We will walk through these documents in detail and be available to answer questions at the Sept. 25 hearing.

First, a quick note on our asserting the rights of all tenants in these buildings. While we have attached a detailed memo outlining why our standing to assert these rights is irrefutable (see point one below and Attachment A), a question was raised at the last meeting, "What if a tenant came forward and did not want TTU asserting their rights?" In such an instance, we would, of course, accommodate said tenant (although we would still expect the city to protect that tenant from any uncovered violations as per the law).

However, we note for the board that no tenants have made such a request that we are aware of. Not directly to us nor directly to the rent board or HSO through written or verbal public comment. This remains true despite every tenant having been made aware of this complaint in writing at least four times (twice by us and twice by the city who has mailed notices to all tenants of our full complaint and hearing opportunities), multiple times through our online tenant union portal, and through direct conversations when knocking on doors.

In short, not a single tenant has asked that we not assert their rights, despite having multiple opportunities to do so. Therefore, we remain steadfast in demanding that the rent board rule on behalf of all tenants in these buildings, including those uncomfortable exposing themselves to the retaliation our landlord has already engaged in.

Documents attached are as follows:

- 1) In response to the rent board's request, we include a letter from attorney Ben Gaines on behalf of DSA for a Livable Portland and the Portland Tenants Union outlining why tenant unions have standing to assert the rights of **any** tenants whose rights have been violated under the rent stabilization ordinance. (Attachment A)
- 2) In response to the rent board's request for additional violations that may be ongoing, we include a Notice of Violation from the Housing Safety Office dated August 28, 2024 detailing an additional 46 violations at 35 units in 655 Congress Street. (Attachment B)

- 3) In response to the rent board request for evidence that our landlord is not allowing us to determine if additional violations are occurring, we include an email we sent August 27th asking to review certain leases we were told we could review. As of the date of this letter, we have received no response. (Attachment C, pasted below)
- 4) We also include a list of all units that received rent increases during the period when Mr. Rice was out of substantial compliance. These increases were “demand[ed], accept[ed] or retain[ed]” while he was substantially non-compliant in other respects, but might have been “otherwise permitted.” In many cases, the increases may have exceeded allowable levels (because Mr. Rice was grossly non-compliant), but were partially “otherwise permitted” and therefore partially governed by the Sec 6-234(f) prohibition. This is the list of tenants for whom we are asserting their rights and for whom we request you set their rents back to the verified Dec, 2022 level, with no “bank” accumulation from either year being permitted, assuming the rent on said unit has not been lowered further by HSO action due to previous violations. (Attachment D, pasted below).
- 5) Attachment E is the slide show we presented on July 18, which we officially submit for the record.

Thank you.

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

TTU Steering Committee & tenants of Geoffrey Rice

Attachment C - Communication with Mr. Rice that ended with Mr. Rice failing to allow us to review leases to determine if there were additional violations.

On Wed, Jul 3, 2024 at 1:09 PM Apartment Mart <apartmentmart1952@gmail.com> wrote:

Good afternoon,

Attached is the audit we performed for the 2 bedroom apartments at 59 State Street. The only apartment where a refund was needed was with apartment 66. This is when we were following the Cities recommendation of making a new lease when an additional tenant resided in the unit.

Best,

Sean Power

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

On Mon, Jul 8, 2024 at 12:50 PM Trelawny Tenants Union <trelawnytenantsunion@gmail.com> wrote:

Sean,

Thanks for your work on this and for sending. Not sure how to proceed, but if we have questions about any of these, will we be allowed to see the actual leases? Thanks.

TTU Steering Committee

On Mon, Jul 8, 2024 at 3:02 PM Apartment Mart <apartmentmart1952@gmail.com> wrote:

Yes! If you have any questions and want to review the leases, we can arrange a time for you to come in and do so.

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

On Tue, Aug 27, 2024 at 7:32AM Trelawny Tenants Union <trelawnytenantsunion@gmail.com> wrote:

Sean,

We've looked over the list and would like to review four of the apartments: units 6, 36, 63, and 66. We would also like to review unit 24/25 which was the start of this complaint. Let us know when it would be good to come down. Thanks!

TTU Steering

Attachment D - List of all units in 59 State Street and 655 Congress that received rent increases during the period when Mr. Rice was out of substantial compliance. These increases were “demand[ed], accept[ed] or retain[ed]” while he was substantially non-compliant in other respects, but *might* have been “otherwise permitted.”

59 State Street (47 units)		
Unit	Nov. 2022 Rent	Rent Increased
1	\$1,069.74	Yes
2	\$1,386	Yes
3	\$1,525	Yes
6	\$1,455.62	Yes
7	\$1,226.16	Yes
8	\$1,284	Unknown
21	\$1,200	Yes
22	\$1,528.33	Yes
23	\$1,575.56	Yes
24	\$990	Yes
25	\$990	Yes
26	\$1,565.13	Yes
27	\$1,650	Yes
28	\$1,106.21	Yes
31	\$1,147.93	Yes
32	\$1,319.81	Yes
33	\$1,775	Yes
34	\$885.50	Yes
35	\$885.50	Yes
36	\$1,726.80	Yes
37	\$1,421.72	Yes
38	\$1,137.50	Yes
41	\$1,194.97	Yes
42	\$1,512.98	Yes
43	\$1,668.13	Yes
44	\$1,194.18	Yes
45	\$1,050	Yes
46	\$1,571.39	Yes
47	\$1,512.98	Yes
48	\$1,226.16	Unknown
51	\$1,220.94	Yes

52	\$1,408.68	Yes
53	\$1,617.28	Yes
54	\$1,199.18	Unknown
55	\$1,199.18	Unknown
56	\$1,643.36	Yes
57	\$1,507.77	Yes
58	\$1,252	Yes
61	\$1,304.38	Yes
62	\$1,539.06	Yes
63	\$1,550	Yes
64	\$1,121.86	Yes
65	\$1,121.86	Yes
66	\$1,575	Yes
67	\$1,565.13	Yes
68	\$1,064	Yes
69B	\$1,324.36	Yes

655 Congress Street (102 units)		
Unit	Nov. 2022 Rent	Rent Increased
202	\$1,366.98	Yes
203	\$1,000	Yes
204	\$1,010.86	Yes
205	\$0	EXEMPT
206-208	\$1,363	Yes
209	\$1,176	Yes
211	\$884.51	Yes
212	\$849.42	Yes
214	\$812.40	Yes
215-217	\$1,050	EXEMPT
218	\$1,121	EXEMPT
220-221	\$1,144.60	Yes
222	\$787.73	Yes
223-226	\$1,475	Unknown
227-228	\$1,025	Yes
302	\$1,340.01	EXEMPT
303	\$1,100	Yes

304	\$1,016.08	Yes
305-306	\$1,158.86	Yes
307	\$980	Yes
308-309	\$1,241.63	Unknown
310	\$813.93	Yes
311	\$818.62	Yes
312	\$844.70	Yes
314	\$844.70	Yes
315-317	\$1,320	Yes
318	\$1,264.74	Yes
320	\$673	Yes
321-322	\$1,182.50	Yes
323-324	\$1,039.50	Yes
325-326	\$1,092.72	Yes
327	\$984.50	Yes
401-402	\$1,121	EXEMPT
403	\$1,042.15	Yes
404	\$1,175.02	Yes
405	\$973	Yes
406-407	\$863.50	Yes
408-409	\$1,371.85	Yes
410	\$882.20	Unknown
411	\$756.04	Yes
412-414	\$1,097.93	Yes
415-416	\$1,094	Yes
417	\$786.50	Yes
418	\$1,209.63	Yes
420	\$688.65	Yes
421-422	\$1,150.08	Yes
423-426	\$1,644.89	Yes
427-428	\$1,050	Yes
501-502	\$1,313.92	Yes
503	\$1,016.08	Yes
504	\$995.22	Yes
505-506	\$1,204.84	Yes
507-508	\$1,121	EXEMPT
509	\$848.66	Yes
510	\$813.41	Yes

511	\$852.26	Yes
512-514	\$1,320	Yes
515-517	\$1,386	Yes
518	\$1,287.02	Yes
520-522	\$1,121	EXEMPT
523-526	\$1,850	Yes
527-528	\$1,200	Yes
601	\$992.92	Yes
602	\$1,050	Yes
603-604	\$825	Yes
605-606	\$1,341.73	Yes
607-608	\$764.50	Yes
609	\$844.70	Yes
610	\$750.80	Yes
611-614	\$1,308.72	Yes
615-617	\$1,056	Yes
618	\$980	Unknown
620-622	\$1,212.75	Yes
623-626	\$1,512.50	Yes
627-628	\$1,235.71	Yes
701-702	\$1,392.16	Yes
703	\$1,068.23	Yes
704	\$1,119.67	Yes
705-706	\$1,371.85	Yes
707-708	\$1,092	Yes
709	\$787.33	Yes
710	\$745.61	Yes
711	\$984.50	Yes
712-714	\$1,209.93	Yes
715	\$1,075	Yes
717	\$921.45	Unknown
718	\$1,321.75	Yes
720	\$683.43	Yes
721-722	\$1,050	Yes
723-726	\$1,550	Yes
727	\$950	Yes
728	\$927.17	Yes
808-809	\$1,400	Yes

810-811	\$1,312.50	Yes
812	\$844.70	Yes
815-816	\$1,375	Yes
817	\$1,125	Yes
819-820	\$1,146.16	Yes
821-823	\$1,228	Yes
823-825	\$1,300	Yes
826	\$935	Yes
827	\$860.34	Yes

MEMORANDUM

TO: Members of the Portland Rent Board
FROM: Benjamin Gaines, on behalf of the Maine DSA Livable Portland Committee and the Portland Tenants Union
DATE: September 13, 2024
RE: Tenants Union Standing

As you know, at elections held in 2020, 2022, and 2023, the voters of Portland adopted, strengthened, and then protected the City's rent control ordinance, codified in Titles XII and XIII of Chapter 6 of the City Code of Ordinances. The Maine Democratic Socialists of America ("DSA") led the campaigns in support of rent control at each of those elections. The Livable Portland Committee ("LPC") was formed by Maine DSA to run the 2022 and 2023 campaigns and, among other purposes, serves to protect and monitor the enforcement of Portland's rent control ordinance. The Portland Tenants Union ("PTU") is another Maine DSA formation, begun this year, consistent with Portland City Code Sec. 6-232, as a "committee . . . of any kind, whatsoever, in which tenants participate, and which exists for the purpose, in whole or in part, of dealing with Landlords concerning rental conditions or any matter related to the Landlord-tenant relationship, including but not limited to the rights and interests of tenants under [Chapter 6 of the Portland City Code]."

At the Rent Board's August 21 hearing regarding the complaints brought before it by the Trelawny Tenants Union ("TTU"), the Board was advised by counsel that it is "a fundamental principle of administrative law, of constitutional law that an organization's standing is limited to its membership." **This is false.** There is no

support for the advice this Board received to be found anywhere in Maine caselaw.

This memorandum will show that when it comes to standing of the parties coming before it, the Board is bound by the plain text of its governing ordinance, and that this ordinance intentionally uses crystal clear language to grant exceptionally broad standing to tenants unions bringing cases before the Board to assert the rights and interests of any or every tenant whose rights and interests have been violated.

I. Third-Party Standing in Maine

“In Maine, standing is prudential, **not constitutional.**”¹ This is because “[u]nlike the language of article III, section 2 of the United States Constitution, the Maine Constitution contains no ‘case or controversy’ requirement.”² This is black-letter law. When courts refer to standing as “prudential,” they simply mean that it is a judge-made rule, “involving the principle of judicial self-restraint by which the courts avoid interference with other branches of government.”³

One prudential rule of standing is the “*general rule* . . . that a litigant may not assert the constitutional rights of third parties.”⁴ But it is just that: **a general**

¹ *Black v. Bureau of Parks & Lands*, 2022 ME 58, ¶ 27, 288 A.3d 346 (emphasis added); see also *Collins v. State*, 2000 ME 85, ¶ 11, 750 A.2d 1257, 1261 (Calkins and Dana, JJ., concurring) (Maine standing jurisprudence is prudential, not constitutional).

² *Roop v. City of Belfast*, 2007 ME 32, ¶ 7, 915 A.2d 966.

³ *Seven Islands Land Co. v. Maine Land Use Reg. Comm’n*, 450 A.2d 475, 484 (Me. 1982) (Nichols and Wathen, JJ., concurring).

⁴ *Common Cause v. State*, 455 A.2d 1, 6 (Me. 1983) (emphasis added).

rule, not a fundamental rule, and there are “**a number of exceptions**.”⁵ At the federal level, the “the most prominent” of these exceptions recognized by the United States Supreme Court is that “Congress **may remove it by statute**.”⁶

II. Standing at the Municipal Level

Similarly, in Maine “[j]ust what particular interest or injury is required for standing purposes and the source of that requirement—whether statutory-or common law-based—varies based on the type of claims being alleged.”⁷ For instance, in the state administrative context, “[w]hether a party has standing depends on the wording of the specific statute involved.”⁸ Accordingly, at the municipal level, because standing “**depends on the language of the governing ordinance**, we must interpret and apply the relevant sections of the Ordinance.”⁹ And to be sure, “**a municipality can set its own more liberal rules. . . .**”¹⁰

Portland’s Rent Board is entirely the creation of ordinance, and it has no authority to depart from the more liberal rules of standing contained in that ordinance.

⁵ *Id.* at 7 (emphasis added).

⁶ *Warth v. Seldin*, 422 U.S. 490, 509 (1975).

⁷ *Black*, 2022 ME 58, ¶ 27 (quoting *Bank of Am., N.A. v. Greenleaf*, 2014 ME 89, ¶ 7, 96 A.3d 700, 704).

⁸ *Lindemann v. Comm’n on Governmental Ethics & Election Pracs.*, 2008 ME 187, ¶ 9, 961 A.2d 538, 542.

⁹ *Upstream Watch v. City of Belfast*, 2023 ME 43, ¶ 12, 299 A.3d 25, 30.

¹⁰ *Id.* ¶ 24.

III. Examples in Similar Contexts

There are myriad examples of parties given standing by statute or ordinance who otherwise might not satisfy prudential rules of court, but here are a few that the Board should find relevant:

- Disability Rights Maine is conferred “standing to sue on behalf of individuals with mental illness and developmental disabilities.”¹¹ This standing is rooted in statute, 5 M.R.S. § 19505(3), which grants it authority to “pursue administrative, legal and other appropriate remedies on behalf of persons with disabilities.”
- The False Claims Act, 31 U.S.C. §§ 3729-3733, like other *qui tam* statutes dating back to the founding of the republic, authorizes a private party to bring suit on behalf of the public.¹²
- The Fair Housing Act, 42 U. S. C. § 3601 *et seq.*, allows “tenants of the same [apartment complex]” to sue for monetary, injunctive and declaratory relief, even when they themselves are not the direct victims of housing discrimination.¹³
- The Town of Belfast allows any “person whose land is directly or indirectly affected by the granting or denial of a permit or variance . . . or a person

¹¹ See *Risinger v. Concannon*, 117 F. Supp. 2d 61, 69 (D. Me. 2000); see also *Doe v. Rowe*, 156 F. Supp. 2d 35, 58 (D. Me. 2001) (similarly finding standing conferred on DRM to pursue claims under Title II of the Americans with Disabilities Act).

¹² See *Vt. Agency of Nat. Res. v. United States ex rel. Stevens*, 529 U.S. 765, 768-69 & n.1 (2000)

¹³ *Trafficante v. Metro. Life Ins. Co.*, 409 U.S. 205, 209 (1972).

whose land abuts land for which a permit or variance has been granted.”
to bring a case before its Zoning Board of Appeals, dispensing with the
normal prudential particularized injury requirement entirely.¹⁴

Note especially, that in some cases Disability Rights Maine might be called upon to represent individuals who legally lack the mental capacity to contract for or consent to representation. And in constitutional or class action cases, it is altogether commonplace for plaintiffs to invoke the interests of and seek relief for broad groups of entire strangers.¹⁵ **None of these examples, nor any others in Maine caselaw, state that third-party standing cannot be conferred without an express request or consent from the third parties themselves.**¹⁶

One thing that the Board should be clear of is that this is **NOT** an issue of “associational standing.” Associational standing is another prudential rule that generally allows, “*in the absence of contradictory language in an ordinance, that a group may show standing if at least one member has standing.*”¹⁷ This is why, *prior to the adoption of section 6-243*, the Board recognized TTU’s power to bring a complaint on behalf of its members.¹⁸ As a prudential rule, just like the broader rule

¹⁴ *Upstream Watch*, 2023 ME 43, ¶ 16, 299 A.3d 25, 30.

¹⁵ See e.g. *Eisenstadt v. Baird*, 405 U.S. 438 (1972).

¹⁶ A hypothetical issue has been raised of a tenant who expressly opposes having TTU assert their interests, but 1) that is a policy concern for the voters who approved this ordinance, not the Board, and it has been unambiguously resolved in favor of the tenants union nonetheless being empowered to assert those interests; and 2) it is a red herring, as there is no such tenant before the Board.

¹⁷ *Upstream Watch*, 2023 ME 43, ¶ 18, 299 A.3d 25, 30-31 (emphasis added).

¹⁸ Rent Board Decision in re: 655 Congress Street, ¶ 10 (Feb. 23, 2022).

against third-party standing, **it can be overridden by statute or ordinance.**

Moreover, no one disputes whether “at least one member” of TTU has standing here.¹⁹ Rules of associational standing cannot support the advice given by the Board’s counsel.

IV. The Plain Language of the Tenants Union Standing Ordinance.

In 2022, the voters of Portland set their “own more liberal rules” for standing when they voted to amend the rent control ordinance. As you are aware, voters then approved provisions that defined the term “Tenants Union” and then created a special rule in section 6-243(a) providing that “[a]ny Tenants Union shall have standing as a party to assert the rights or interests of *any* Tenants, individually or collectively, under this Chapter in any complaint, appeal, or other proceeding brought before . . . the Rent Board” This provision is exactly as broad as it appears, and intentionally so.

“Read naturally, the word ‘any’ has an expansive meaning, that is, ‘**one or some indiscriminately of whatever kind.**’”²⁰ “Its ordinary meaning is ‘**all or every.**’”²¹ As an example, “the ordinary and common meaning of ‘any profit factor’ is ‘all or every profit factor’ whether it be positive, zero or negative in value.”

¹⁹ Given the nature of the ordinance actually at issue in this complaint—providing that the “landlord who is not in substantial compliance with any provision of this chapter . . . may not demand, accept, or retain any rent increase otherwise permitted”—the same findings of fact and conclusions of law pertaining to a single tenant will apply equally to every tenant in this landlord’s properties: If he has been continuously and substantially noncompliant (and the evidence before you shows that he has been) for the entirety of the period since December 8, 2022, he must refund every rent increase that he’s collected over that period.

²⁰ *United States v. Gonzales*, 520 U.S. 1.

²¹ *Nat’l Council on Comp. Ins. v. Superintendent of Ins.*, 481 A.2d 775, 779 (Me. 1984)

The ordinary meaning of this provision, resoundingly approved by Portland’s voters, is that *all or every* Tenants Union—including both TTU and PTU—have standing as a party to assert the rights of *all or every* tenant of Geoffrey Rice, not only those who sign themselves up as members or affirmatively consent to participate in this action. There is absolutely nothing in the plain language of the ordinance to suggest a more constrained reading.

The public legislative history behind this provision’s drafting and adoption both confirm its meaning and demonstrate that its purpose was threefold. *First*, in early 2022, this exact tenants union came before the Rent Board with a complaint regarding a tax rate rent adjustment that had been applied to every tenant in a building. Then, TTU was told that it lacked standing to assert the rights of other tenants who were not before the board, but the individual tenants who had signed the complaint were nonetheless permitted to present their case against the landlord together.²² The LPC then worked with TTU to pass an amendment to the ordinance to ensure that in the future they *could* bring a complaint asserting the rights of every tenant in the building.

Second, it should come as no surprise to you that for at least the first two years that this ordinance was in place, city staff in the Housing Safety Office was apparently unable or unwilling to enforce this ordinance, leaving landlords across

²² Rent Board Decision in re: 655 Congress Street, ¶ 10 (Feb. 23, 2022). Advice given by the Board’s counsel would effectively render section 6-243(a) superfluous and entirely meaningless. But the ordinance may not be read “in a manner that would render some of the language superfluous and meaningless.” *Friends of Cong. Square Park v. City of Portland*, 2014 ME 63, ¶ 10, 91 A.3d 601, 605.

the city free to ignore it and tenants to fend for themselves.²³ Tenants union standing was devised as a mechanism, using public records, to ensure accountability and enforcement of rent control, whether or not city staff wanted to sweep landlord noncompliance under the rug.²⁴ The coalition that supported rent control campaigned on this, and Portland's voters approved.

Third, during the first two years following initial passage of the ordinance, several renters were retaliated against by their landlords.²⁵ The organizers who pursued the initial rent control measure and sought to help educate tenants about their rights observed a chilling effect on tenants' willingness to stick their necks out and put their names on complaints. One member of the Board suggested at its previous meeting that fear of retaliation could not justify the broad tenant union standing that LPC deliberately and explicitly wrote into the 2022 rent control amendments, because the Board has shown that it would enforce the anti-retaliation provision contained in section 6-237(e). Respectfully, the rent control amendments adopted in 2022 contained multiple provisions designed to deter and prevent retaliation against tenants, including this one. The Board's duty is to apply the plain language of each of them.

²³ See Kay Neufeld, *182 complaints, 37 violations, 0 fines: Portland hasn't penalized a single landlord since rent control took effect*, Portland Press Herald (Jan 21, 2024), <https://www.pressherald.com/2024/01/21/182-complaints-37-violations-0-fines-portland-hasnt-penalized-a-single-landlord-since-rent-control-took-effect/>.

²⁴ In this sense, tenant union standing is not dissimilar from the standing conferred on relators under the False Claims Act, discussed above.

²⁵ See e.g. Callie Ferguson, *Portland's former mayor says he's being evicted for fighting illegal rent hikes*, Bangor Daily News (Jan. 25, 2022), <https://www.bangordailynews.com/2022/01/25/portland/portlands-former-mayor-says-hes-being-evicted-for-fighting-illegal-rent-hikes-joam40zk0w/>.

V. Conclusion

Portland tenants and tenants unions have financial interests as renters in seeing the rent control ordinance uniformly applied and the rental housing market adequately regulated, and an interest in preventing their neighbors' exploitation. Those interests are on par with—if not stronger than—the interests of abutting landowners in zoning cases or indirectly affected neighbors in fair housing cases. **There is no serious argument that the plain language of Portland's rent control ordinance does not grant broad third party standing to tenant organizations. And there is no rule, whether "fundamental" or "constitutional," that justifies discarding that plain language to deny TTU standing.**



08/28/2024
Case Number: RCC2400009
Business License Number: 20182954

657 Congress LLC
657 Congress St 1st Flr
Portland, ME 04101

NOTICE OF VIOLATION AND ORDER TO CORRECT

The City of Portland Permitting and Inspections Department inspected the rental data for the property located at **655 Congress St** and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **September 28, 2024**. Please be advised that penalties will be applied if the violations are not corrected by that date.

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

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

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

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

Thank you,

Adam O'Connor
Rental Registration Inspector



NON-COMPLIANCE VIOLATION LIST

APPLICABLE CODE SECTION(S)	City Code 6-234 (b)
CODE DESCRIPTION	6-234(b) A Landlord may not increase the rent charged for a Covered Unit within twelve (12) months following a previous Rent increase.
COMMENTS	A review of the rental documents submitted shows the following sixteen (16) units had rental increases in less than 12 months following a previous rent increase: Units 318, 321-322, 325-329, 327, 404, 408-409, 410, 421-422, 509, 511, 602, 704, 707-708, 715, 810-811, 823-825
REMEDY	The rent for the above-referenced units must be reduced to the amount of the last code-compliant rent charged and any overcharge must be refunded to the tenant. Unit specific information found on the Summary page of this document.
APPLICABLE CODE SECTION(S)	City Code 6-234 (b)(2)
CODE DESCRIPTION	6-234(b)(2) <i>New Tenancy</i> . A landlord may increase the rent on a Covered Unit by five percent (5%) of the base rent in addition to any other allowable increases when a new tenant occupies a unit, but only if the previous Tenancy was terminated voluntarily by the previous Tenant, without coercion or unreasonable influence from the Landlord
COMMENTS	In 2021 the only rent adjustment available to landlords was 5% New Tenancy increase. A review of the rental documents submitted shows the following nine (9) units had increases of more than 5% in 2021: Units 303, 310, 404, 505-506, 602, 608, 705, 712-714, 715
REMEDY	The rent for the above-referenced units must be reduced to the amount of the last code-compliant rent charged and any overcharge must be refunded to the tenant. Unit specific information found on the Summary page of this document.
APPLICABLE CODE SECTION(S)	City Code 6-234 (c)
CODE DESCRIPTION	6-234(c) At no time may a Landlord raise the rent of a Covered Unit by more than ten (10) percent. Any rent increases available to a Landlord in excess of ten (10) percent must be banked for later use.
COMMENTS	A review of the rental documents submitted shows the following seventeen (17) units had increases of more than 10% since the implementation of the Rent Stabilization Ordinance: Units 203, 206-208, 211, 214, 306, 307, 309, 404, 408-409, 423-426, 601, 704, 707-708, 717, 718, 728, 808-809



REMEDY	The rent for the above-referenced units must be reduced to the amount of the last code-compliant rent charged and any overcharge must be refunded to the tenant. Unit specific information found on the Summary page of this document.
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SUMMARY

UNIT #	VIOLATION SUMMARY
203	• <u>Increase over 10%</u> - 5/4/2022 - Rent increased from \$905 - \$1,000 - 10.5% • <u>Last code-compliant rent charged</u> - \$905
206-208	• <u>Increase over 10%</u> - 5/1/2022 - Rent increased from \$1,190 - \$1,369 - 15% • <u>Last code-compliant rent charged</u> - \$1,190
211	• <u>Increase over 10%</u> - 9/1/2022 - Rent increased from \$760 - \$895 - 17.8% • <u>Last code-compliant rent charged</u> - \$760
214	• <u>Increase over 10%</u> - 2/10/2022 - Rent increased from \$710 - \$848 - 19.4% • <u>Last code-compliant rent charged</u> - \$710
303	• <u>Increase over 5% in 2021</u> - 2/1/2021 - Rent increased from \$920 - \$975 - 6% • <u>Last code-compliant rent charged</u> - \$920
306	• <u>Increase over 10%</u> - 5/18/2022 - Rent increased from \$1,010 - \$1,163 - 15.2% • <u>Last code-compliant rent charged</u> - \$1,010
307	• <u>Increase over 10%</u> - 4/18/2022 - Rent increased from \$875 - \$980 - 12% • <u>Last code-compliant rent charged</u> - \$875
309	• <u>Increase over 10%</u> - 6/1/2022 - Rent increased from \$1,020 - \$1,182.50 - 15.9% • <u>Last code-compliant rent charged</u> - \$1,020
310	• <u>Increase over 5% in 2021</u> - 5/1/2021 - Rent increased from \$710 - \$800 - 12.7% • <u>Last code-compliant rent charged</u> - \$800
318	• <u>Increase in less than 12 months</u> - Rent increased on 1/1/2022 to \$1,155, next increase on 10/1/2022 to \$1,270 - Increase in 9 months • <u>Last code-compliant rent charged</u> - \$1,155
321-322	• <u>Increase in less than 12 months</u> - Rent increased on 11/1/2021 to \$1,128.75, next increase on 1/1/2022 to \$1,182.50 - Increase in 2 months • <u>Last code-compliant rent charged</u> - \$1,128.75
325-326	• <u>Increase in less than 12 months</u> - Rent increased on 7/1/2021 to \$995, next increase on 6/1/2022 to \$1,092.72 - Increase in 11 months • <u>Increase in less than 12 months</u> - Rent increased on 6/1/2022 to \$1,092.72 next increase on 4/1/2023 to \$1,146.27 - Increase in 10 months • <u>Last code-compliant rent charged</u> - \$995



327	• <u>Increase in less than 12 months</u> - Rent increased on 6/1/2022 to \$984.50 next increase on 4/1/2023 to \$1,032.74 - Increase in 10 months • <u>Last code-compliant rent charged</u> - \$995
404	• <u>Increase over 5% in 2021</u> - 8/1/2021 - Rent increased from \$975 - \$1,045.75 - 7.2% • <u>Increase in less than 12 months</u> - Rent increased on 8/1/2021 to \$1,045.75, next increase on 12/1/2021 to \$1,050 - Increase in 4 months • <u>Increase over 10%</u> - 7/1/2022 - Rent increased from \$1,050 - \$1,175.02 - 11.9% • <u>Last code-compliant rent charged</u> - \$975
408-409	• <u>Increase in less than 12 months</u> - Rent increased on 11/1/2021 to \$1,207.50, next increase on 1/1/2022 to \$1,265 - Increase in 2 months • <u>Increase in less than 12 months</u> - Rent increased on 1/1/2022 to \$1,265, next increase on 11/15/2022 to \$1,425 - Increase in 10 months • <u>Increase over 10%</u> - 11/15/2022 - Rent increased from \$1,265 - \$1,425 - 12.6% • <u>Last code-compliant rent charged</u> - \$1,207.70
410	• <u>Increase in less than 12 months</u> - Rent increased on 6/1/2022 to \$844.70, next increase on 8/1/2022 to \$886.94 - Increase in 2 months • <u>Last code-compliant rent charged</u> - \$844.70
421-422	• <u>Increase in less than 12 months</u> - Rent increased on 9/1/2021 to \$1,105.50, next increase on 3/1/2022 to \$1,150 - Increase in 6 months • <u>Last code-compliant rent charged</u> - \$1,105.50
423-426	• <u>Increase over 10%</u> - 6/1/2022 - Rent increased from \$1,395 to \$1,653 - 18.5% • <u>Last code-compliant rent charged</u> - \$1,395
505-506	• <u>Increase over 5% in 2021</u> - 5/15/2021 - Rent increased from \$1,050 to \$1,175 - 11.9% • <u>Last code-compliant rent charged</u> - \$1,050
509	• <u>Increase in less than 12 months</u> - Rent increased on 6/1/2022 to \$813.41, next increase on 8/10/2022 to \$848.87 - Increase in 2 months • <u>Last code-compliant rent charged</u> - \$813.41
511	• <u>Increase in less than 12 months</u> - Rent increased on 6/1/2020 to \$745, next increase on 8/1/2021 to \$782.25 - Increase in 10 months • <u>Last code-compliant rent charged</u> - \$745
601	• <u>Increase over 10%</u> - 6/1/2023 - Rent increased from \$922.92 to \$1,041.58 - 12.9% • <u>Last code-compliant rent charged</u> - \$922.92
602	• <u>Increase over 5% in 2021</u> - 8/1/2021 - Rent increased from \$975 to \$1,084.75 - 7.6% • <u>Increase in less than 12 months</u> - Rent increased on 8/1/2021 to \$1,048.75, next increase on 12/1/2021 to \$1,050 - Increase in 4 months • <u>Increase in less than 12 months</u> - Rent increased on 12/1/2021 to \$1,050, next increase on 8/1/2022 to \$1,146.45 - Increase in 8 months • <u>Increase in less than 12 months</u> - Rent increased on 8/1/2022 to \$1,146.45, next increase on 6/1/2023 - Increase in 10 months • <u>Last code-compliant rent charged</u> - \$975



608	• <u>Increase over 5% in 2021</u> - 7/1/2021 - Rent increased from \$695 to \$764.50 - 10% • <u>Last code-compliant rent charged</u> - \$695
704	• <u>Increase over 5% in 2021</u> - 9/15/2021 - Rent increased from \$975 to \$1,023.75, 12/1/2021 - Rent increased from \$1,023.75 to \$1,025 - total increase \$975 to \$1,025 - 5.1% • <u>Increase in less than 12 months</u> - Rent increased on 9/15/2021 to \$1,023.75, next increase on 12/1/2021 to \$1,025 - Increase in 3 months • <u>Increase over 10%</u> - 9/1/2022 - Rent increased from \$1,025 to \$1,175.03 - 14.6% • <u>Last code-compliant rent charged</u> - \$1,023.75
705	• <u>Increase over 5% in 2021</u> - 6/1/2021 - Rent increased from \$1,150 to \$1,265 - 10% • <u>Last code-compliant rent charged</u> - \$1,150
707-708	• <u>Increase in less than 12 months</u> - Rent increased on 8/16/2021 to \$1,092, next increase on 1/1/2022 to \$1,125 - Increase in 5 months • <u>Increase over 10%</u> - 5/15/2023 - Rent increased from \$1,125 to \$1,300 - 15.5% • <u>Last code-compliant rent charged</u> - \$1,092
712-714	• <u>Increase over 5% in 2021</u> - 5/1/2021 - Rent increased from \$1,100 to \$1,230 - 11.8% • <u>Last code-compliant rent charged</u> - \$1,100
715	• <u>Increase over 5% in 2021</u> - 9/1/2021 - Rent increased from \$900 to \$945, 12/1/2021 - Rent increased from \$945 to \$950 - total increase \$900 to \$950 - 5.5% • <u>Increase in less than 12 months</u> - Rent increased on 9/1/2021 to \$945, next increase on 12/1/2021 to \$950 - Increase in 3 months • <u>Last code-compliant rent charged</u> - \$945
717	• <u>Increase over 10%</u> - 6/1/2022 - Rent increased from \$793 to \$873 - 10.1% • <u>Last code-compliant rent charged</u> - \$793
718	• <u>Increase over 10%</u> - 2/15/2023 - Rent increased from \$1,265 to \$1,450 - 14.6% • <u>Last code-compliant rent charged</u> - \$1,265
728	• <u>Increase over 10%</u> - 6/1/2022 - Rent increased from \$815 to \$930 - 14.1% • <u>Last code-compliant rent charged</u> - \$815
808-809	• <u>Increase over 10%</u> - 10/1/2022 - Rent increased from \$1,200 to \$1,400 - 16.6% • <u>Last code-compliant rent charged</u> - \$1,200
810-811	• <u>Increase in less than 12 months</u> - Rent increased on 6/18/2021 to \$1,295, next increase on 10/1/2021 to \$1,312.50 - Increase in 4 months • <u>Last code-compliant rent charged</u> - \$1,295
823-825	• <u>Increase in less than 12 months</u> - Rent increased on 7/1/2021 to \$1,200, next increase on 6/1/2022 to \$1,300 - Increase in 11 months • <u>Last code-compliant rent charged</u> - \$1,200
DEADLINE	09/28/2024

Request for 30-day tabling of Trelawny Tenants Union complaint re Rice Substantial Non-compliance

Trelawny Tenants Union <trelawnytenantsunion@gmail.com>

Wed, Oct 23, 2024 at 11:35 AM

To: Rent Board <rentboard@portlandmaine.gov>

Cc: Buddy Moore <buddymoore.rentboard@gmail.com>, Rent Control- City of Portland <rentcontrol@portlandmaine.gov>, Jeremy Dean <jwdean2017@jwdlegal.com>

Chair Moore,

As you are aware, on this evening's agenda is our complaint against Mr. Geoffrey Rice regarding his substantial non-compliance with rent control at two properties: 655 Congress Street and 59 State Street.

After the last meeting, we reached out to Mr. Rice's attorney, Jeremy Dean, to determine if he was interested in working with us to resolve the complaint. **While we have not reached a conclusion to those conversations, we feel adequate assurances have been made by Mr. Dean to formally ask that you table the item this evening until your next regularly scheduled meeting in November.** Should we reach an agreement prior to that meeting, we will let you know as much in advance as possible. Should these conversations not produce a clear and enforceable agreement by then, we will ask that the matter be taken up at that meeting.

Thanks for your attention to this matter. Please let us know if you have any questions. A representative from TTU will be present.

TTU Steering Committee & tenants of Geoffrey Rice

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

Request for 30-day tabling of Trelawny Tenants Union complaint re Rice Substantial Non-compliance

Trelawny Tenants Union <trelawnytenantsunion@gmail.com>

Wed, Dec 18, 2024 at 4:50 PM

To: Rent Board <rentboard@portlandmaine.gov>

Cc: Buddy Moore <buddymoore.rentboard@gmail.com>, Ben Gaines <ben@gaines-law.com>, Rent Control- City of Portland <rentcontrol@portlandmaine.gov>, Jeremy Dean <jwdean2017@jwdlegal.com>

Chair Moore and members of the Rent Board,

We are writing, we hope for the final time, to ask that you postpone adjudication on our July 3rd, 2024, complaint asserting the rights of all tenants at 655 Congress Street and 59 State Street. We had hoped to have the matter fully resolved at this point, but it appears we need a few more weeks. We ask that you postpone this matter until your regularly scheduled meeting on January 22, 2025, at which time, one way or the other, we hope to resolve the issues.

Thank you for your patience as we try to resolve this matter satisfactorily for the tenants. One of us will be in attendance to answer any questions.

TTU Steering Committee

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

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Request for 30-day tabling of Trelawny Tenants Union complaint re Rice Substantial Non-compliance

Trelawny Tenants Union <trelawnytenantsunion@gmail.com>

Mon, Nov 18, 2024 at 8:47 AM

To: Rent Board <rentboard@portlandmaine.gov>

Cc: Buddy Moore <buddymoore.rentboard@gmail.com>, Ben Gaines <ben@gaines-law.com>, Rent Control- City of Portland <rentcontrol@portlandmaine.gov>, Jeremy Dean <jwdean2017@jwdlegal.com>

Chair Moore,

In following up on the negotiations with Mr. Rice regarding our substantial non-compliance complaint, we are pleased to report that significant progress has been made toward a viable resolution. To that end, we are writing to ask that the hearing scheduled for this evening be postponed to your next regularly scheduled meeting. Our hope is that the aforementioned resolution will be formalized and executed sufficiently by your December meeting, in which case we would formally withdraw our complaint. If not, we will ask that our complaint be heard and adjudicated at that meeting.

Thank you and please let us know if you need any more details from us. A TTU member will be present at tonight's meeting to answer any questions.

TTU Steering Committee & tenants of Geoffrey Rice

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

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Trelawny Tenants Union

TrelawnyTenantsUnion@gmail.com

May 12, 2025

Portland Rent Board

Mr. Matt Lax

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

Dear Chair Lax,

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

Additional Notices of Violation and Prosecutions Since We Filed This Complaint

On August 19, 2024, at the initial hearing for this matter, the attorney for Mr. Rice testified that the rent board should throw out our complaint because Mr. Rice's compliance issues had been resolved. And, we quote,

"The union, it appears to me, cannot show a current problem. There is no current lack of compliance. There's nothing wrong right now." Jeremy Dean (3:26:30)

Within 10 days of that testimony, Mr. Rice received the first of 13 additional Notices of Violation – spanning from August 28, 2024 to March 25, 2025 – in 13 different buildings, impacting dozens of units, and hundreds of tenants.

Not only was he issued these notices, not a single one has been satisfied. Indeed, all 13 of those NOV's remain out of compliance and 12 have been referred for prosecution (the 13th is also in court, as Mr. Rice has requested multiple motions asking for more time to resolve its violations, which he has yet to do).

Beyond the naivete of Mr. Rice's attorney, Mr. Rice's hostility to following the law and coming into compliance is unprecedented, without remorse, and must be stopped.

The current outstanding NOV's (links to documentation in left column) filed against Mr. Rice:

Geoffrey Rice Notices of Violation in last 9 months

Building Address	Date of NOV	Date of Req. Compliance	Days Overdue*
 655 Congress St ...	8/28/2024	9/25/2024	245
 197 Pleasant NO...	11/19/2024	12/17/2024	162
 60 Grant NOV & ...	11/20/2024	12/18/2024	161
 51 State NOV & O...	12/11/2024	1/8/2025	140
 52 Sherman St N...	12/12/2024	1/9/2025	139
 656 Congress NO...	12/18/2024	1/15/2025	133
 45 State NOV & O...	12/19/2024	1/16/2025	132
 103 Highland NO...	12/20/2024	1/17/2025	131
 684 Congress St ...	1/3/2025	1/31/2025	117
 546 Cumberland ...	3/25/2025	4/22/2025	36
 235 Brackett St N...	3/25/2025	4/22/2025	36
 169 State St NOV ...	3/25/2025	4/22/2025	36
 40 High St NOV &...	3/25/2025	4/22/2025	36
*by the date of RB hearing	Total Days Overdue		1504
	Total Average Days Overdue		116

Please be sure to note that 655 Congress is on this list. The NOV, dated August 28, just days after our initial hearing, includes 47 additional violations on 35 units, covering over 100 tenants. All of these were revealed after our initial complaint and have yet to be rectified.

Additionally, please know that Mr. Rice continues to violate rent control in numerous ways at both properties. One example is a recent [letter](#) sent to a tenant at 59 State demanding back rent for a rent increase that had been [repealed](#) and increasing the rent again with no new 90-day notice. We do not know the extent of additional violations at 59 State Street because the City has yet to audit that property, but based on his record from audits of other properties (13 of 14 audited had violations), we expect the violations are extensive.

We tried

We want to make it clear to this board, as we have in the past, we have tried very hard to work with Mr. Rice to help him come into compliance. We tried to work with him in 2021, before you first ruled against him for overcharging tenants in 2022. We tried again in 2023, before you again ruled against him for imposing an illegal fee. This effort is no different.

As you know, we agreed to postpone this matter last fall because Mr. Rice agreed to work with us. Not only did he agree to work with us, we reached what we continue to believe was a completed settlement agreement on Nov. 12, 2024. That settlement would have reduced rents, forfeited banked rent, required Mr. Rice make a donation to the union in lieu of fines, and provide access to tenant files so we could help him come into compliance more fully. Indeed, because Mr. Rice acknowledged that it was likely this board would find him in substantial non-compliance, he agreed to settle to terms almost identical to those requested here.

Unfortunately, on March 31, 2025, after the agreement had been drafted and after delaying for months—but not before he began performance under the agreement by rolling back the new (and illegal, per this complaint) 2025 rent increases—Mr. Rice walked away from signing the final settlement. That is why we are here today seeking relief from this board.

Asserting the Rights of Tenants

Please note, in regard to the issue of our asserting the rights of all tenants, we have communicated directly with every current tenant in both buildings and, as of the date of this letter, not a single tenant has asked that we not assert their rights in this matter. In addition to the notice of this hearing that was individually mailed to each affected tenant, we have also delivered notice from the union to every tenant in both buildings, just as we have for the past hearings on this matter. Indeed, as you see below, many more have signed on to the complaint than in the past, despite the clear risk of retaliation. Many, many more have understandably chosen to remain anonymous.

Precedent on Banked Rent

As you know, we are asking the board to disallow Mr. Rice from retaining banked rent during the period of his substantial non-compliance (from December, 2022 through present). Since our original complaint, the rent board has published two rulings setting precedent for this request.

"The Board concludes that the Landlords are not entitled to bank the Allowable Increase Percentages to which they would otherwise be entitled in 2023 and 2024 as a result of the Landlord's substantial noncompliance with the RSO." **Portland Rent Control Board decision 44 Dirigo Street, 9/26/24**

"As a result [of the substantial non-compliance], the landlords are not entitled to retain and bank the Allowable Increase Percentages, to which they otherwise would have been entitled." **Portland Rent Control Board decision 36 Sawyer Street, 6/3/24**

Enhanced Fines

As Mr. Rice wasted 6 months of everyone's time, and due to his egregious disregard for rent control, we are requesting enhanced fines from what we requested in our original letter.

In our original letter, we requested \$100 per occurrence, the minimum allowed by the law. However, please note that Chapter 1 allows for fines from \$100 to \$500 per day. Chapter 6 allows for a minimum fine of \$200 going anywhere up to \$2,500 per day.

To that end, we are requesting that you issue fines amounting to \$250 per occurrence. Not the maximum allowed by a long shot, but an amount that makes clear his behavior is unacceptable and that he must begin taking the law seriously.

Please note that this is the third time Mr. Rice has been brought before your board, after more than 20 violation notices over the past four years, and he has never had to pay a single dollar in fines. This board did fine him \$15,350 in 2022, at the standard rate of \$100 per occurrence, but the city failed to collect those damages, [claiming](#) that Mr. Rice was “cooperating” and giving him “the benefit of the doubt.”

That benefit must be abolished at this point.

Additionally, please also note that our landlord nets almost half a million dollars a year between these two properties and the above fine is below one month's rent between the two properties. We feel this is a fair penalty for Mr. Rice's non-compliance. Nothing yet has forced him to comply. ***We feel a fine of this level may finally force him to correct his behavior.***

So, where does that leave us

In a nutshell, we are right where we started. Based on the evidence we provided in our original complaint, the presentation we made to the Rent Board, the follow-up documentation we provided, and the additional evidence of this letter, ***we ask that Mr. Rice be found in substantial non-compliance of rent control and that:***

- 1) ***Rents in these two buildings get rolled back to Dec. 2022, or their most recent compliant level, whichever is earliest, consistent with your past rulings.***
- 2) ***All banked rent from Dec. 2022 in these two buildings, be forfeited until he is in full compliance, consistent with your past rulings.***
- 3) ***Fines are levied against Mr. Rice for no less than \$107,750 for 655 Congress Street and \$49,500 for 59 State Street, a fine of \$250 per occurrence due to the egregious nature of Mr. Rice's refusal to comply.***

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

Izzy Ostrowski, Matt Walker, Brittany Herland, Brandon Pariseau, Valen Doe, James Dillon, Bligh Godin, Ethan Strimling, Ashley Cordio, Clifford Tremblay, Ian Jacob, David Klosen, Hannah Ferguson, Victoria Van Berlo, Tiffany McCollett, Hadrienne Hatfield, Abigail Jakub, Kshama Ananthapura, Emily Sanborn, Jacob Pauley, Roy de Klerk, Tom Baldwin, Max Scardino, Morgan Schmitt, Jordan Holmes, William Maul, Rachael Bundy, Brendan Glavin, Nick Maloney, Wilhelmina Scherer, Ryer Spann, Terrance Barden, and Gregory Bussier.

TTU Steering Committee & tenants of Geoffrey Rice

Jeremy W. Dean
Attorney at Law

P.O. Box 4391, Portland, Maine 04101 | 207-805-2088 | jwdean@jwdlegal.com

December 12, 2024

**TO ALL TENANTS OF
655 CONGRESS STREET
&
59 STATE STREET**

RE: Notices of rent increases and new leases

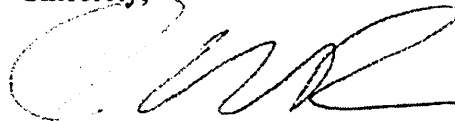
Dear all,

I am the attorney representing your landlord, Geoffrey Rice in negotiations with the Trelawny Tenants' Union and the City of Portland. These talks are aimed at resolving alleged violations of the City's Rent Control Ordinance.

I am aware that many of you have received rent increase notices for 2025, some including letters requiring you to sign new leases or lease amendments. At this time, you do not need to take any action in response to these communications and may disregard these notices. Until you receive further notice, your current rent and the terms of your current lease remain in effect.

When the Union and your landlord have finalized their agreement, you will receive a follow-up letter or letters that clearly state the results of the settlement negotiations and their effect on you, which will likely include rent decreases, refunds that are owed to you, and/or any future rent increases to be applied to your unit after the appropriate notice periods have elapsed.

Sincerely,



Jeremy W. Dean
Maine Bar No. 5964

Licensed to practice in all Maine State Courts, US District Court for the District of Maine, and the US Court of Appeals for the First Circuit



Trelawny Tenants Union

RENT BOARD HEARING

WEDNESDAY, May 28, 2025



PRESENTATION SECTIONS:

1: Who We Are

2: Why We Are Here

3: Case Studies

4: What We Want

5: Conclusion



1: Who We Are



WHO WE ARE

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

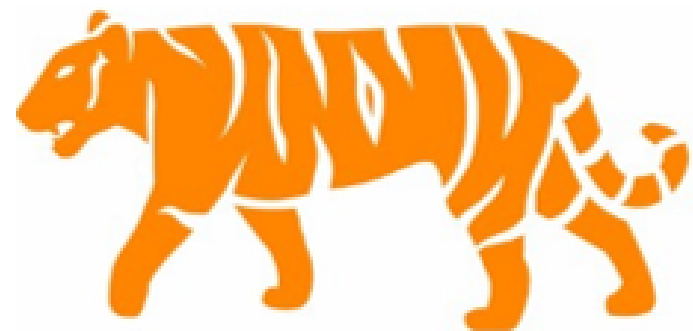
We speak on behalf of tenants in buildings owned by Geoffrey Rice and/or managed by Apartment Mart – 300 units at 23 properties.



WHO WE ARE

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

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



WHO WE ARE

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

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



2: Why We Are Here



WHY WE ARE HERE

Our landlord knowingly and egregiously violates rent control.

He has literally, *never* been in compliance from 2020 to today.

- From what we already know, among many of his properties Rice 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.



WHY WE ARE HERE

At 59 State and 655 Congress *at least* 164 violations have been uncovered and documented, covering every year, which has resulted in **well over \$170,000 in overcharges.**



WHY WE ARE HERE

Mr. Rice's lawyer Jeremy Dean at Rent Board Hearing 8/19/2024:

"The union, it appears to me, cannot show a current problem. **There is no current lack of compliance.** There's nothing wrong *right now.*"

~3:26:30

*"There's no new violation. No new problems. No new trouble. He has repaid all of the funds. [...] He is **entirely** in compliance with the ordinance."*

~3:08:00–3:09:00

WHY WE
ARE HERE

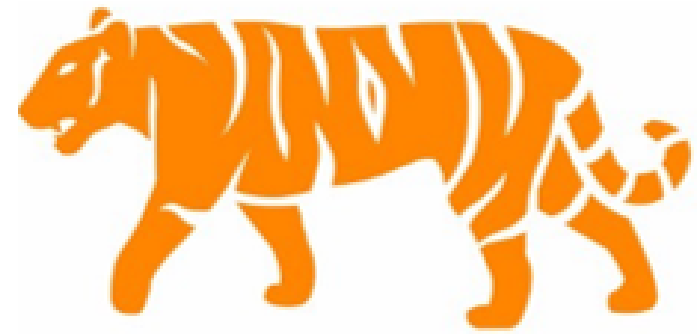


Geofrey Rice Notices of Violation in last 9 months

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



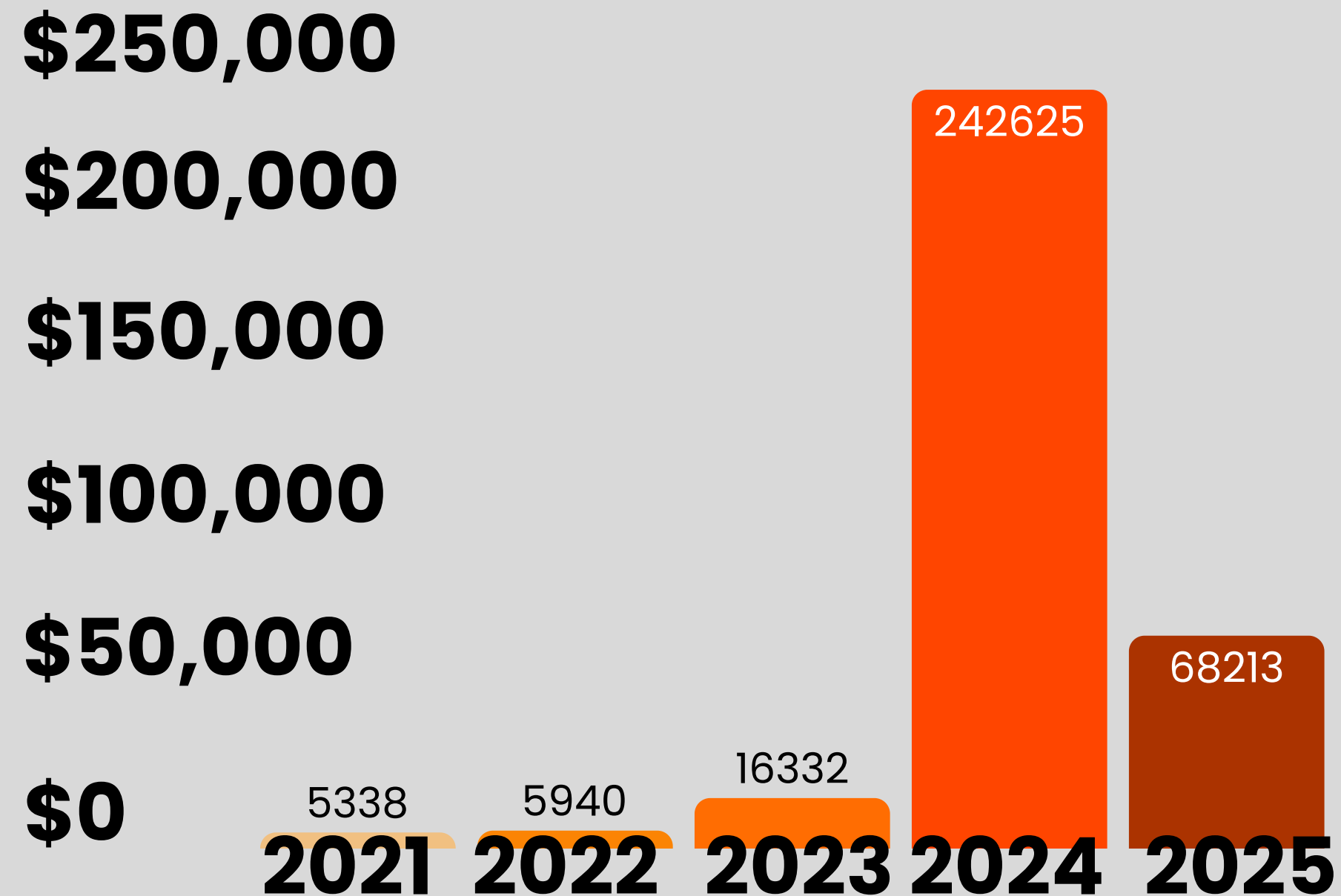
Since our complaint last summer, our landlord has received **13 additional notices of violation**, *none* of which have been complied with. 12 of which have been referred for prosecution.



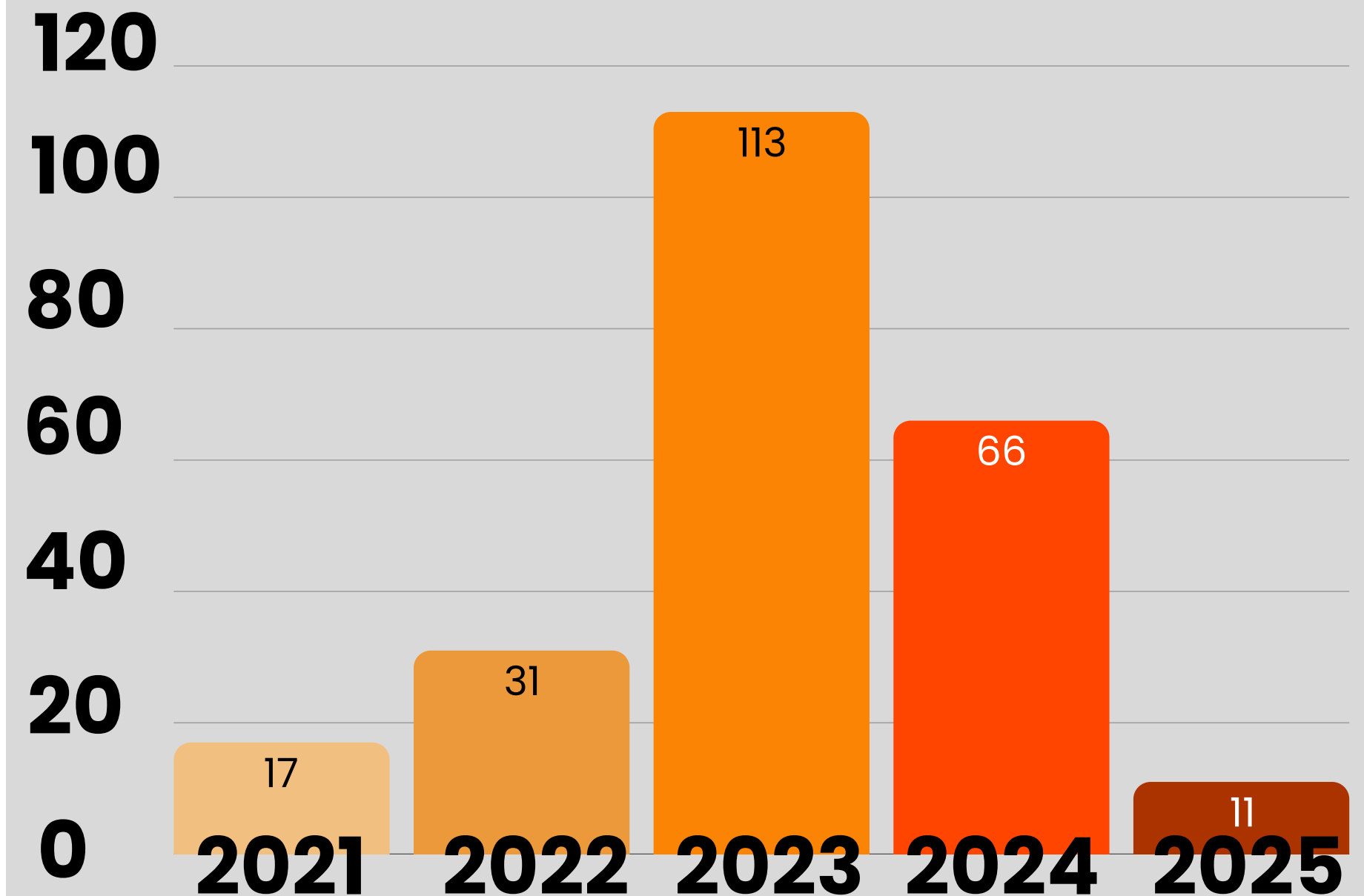
WHY WE ARE HERE

History of Non-Compliance

\$ Amount Owed per Year



Violations *Identified* per Year





WHY WE ARE HERE

Violation Spread

From Dec. 2022 –
March 2025, **78%** of
units in 59 State &
655 Congress had ***at
least one known
violation.***

Total Known Tenants Affected



(117 of approx. 149 total units)



3: Case Studies

CASE STUDIES



VIOLATION EXAMPLE 1

59 State Unit 23

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

(207) 775-1014
March 30, 2023

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

Dear [REDACTED]

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

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

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

Page 179

CASE STUDIES



VIOLATION EXAMPLE 1

59 State Unit 23

- Our landlord **THREATENED TO EVICT** this tenant & charged him **LATE FEES** for “non-payment.”
- Turns out **Rice owed tenant \$3354.86 due to an illegal increase** in 2021, and the rent reset back to 1652.76

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

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

Case Studies



VIOLATION EXAMPLE 2

655 Congress Unit 620

- Rice was **ordered by the city to fix** the rent on this unit based on one of our complaints.

TRELAWNY 657, LLC

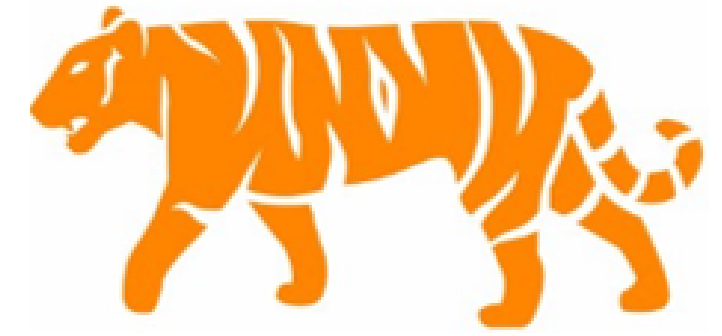
657 Congress Street
First Floor
Portland, Maine 04101
(207) 773-1814

December 14, 2021

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

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

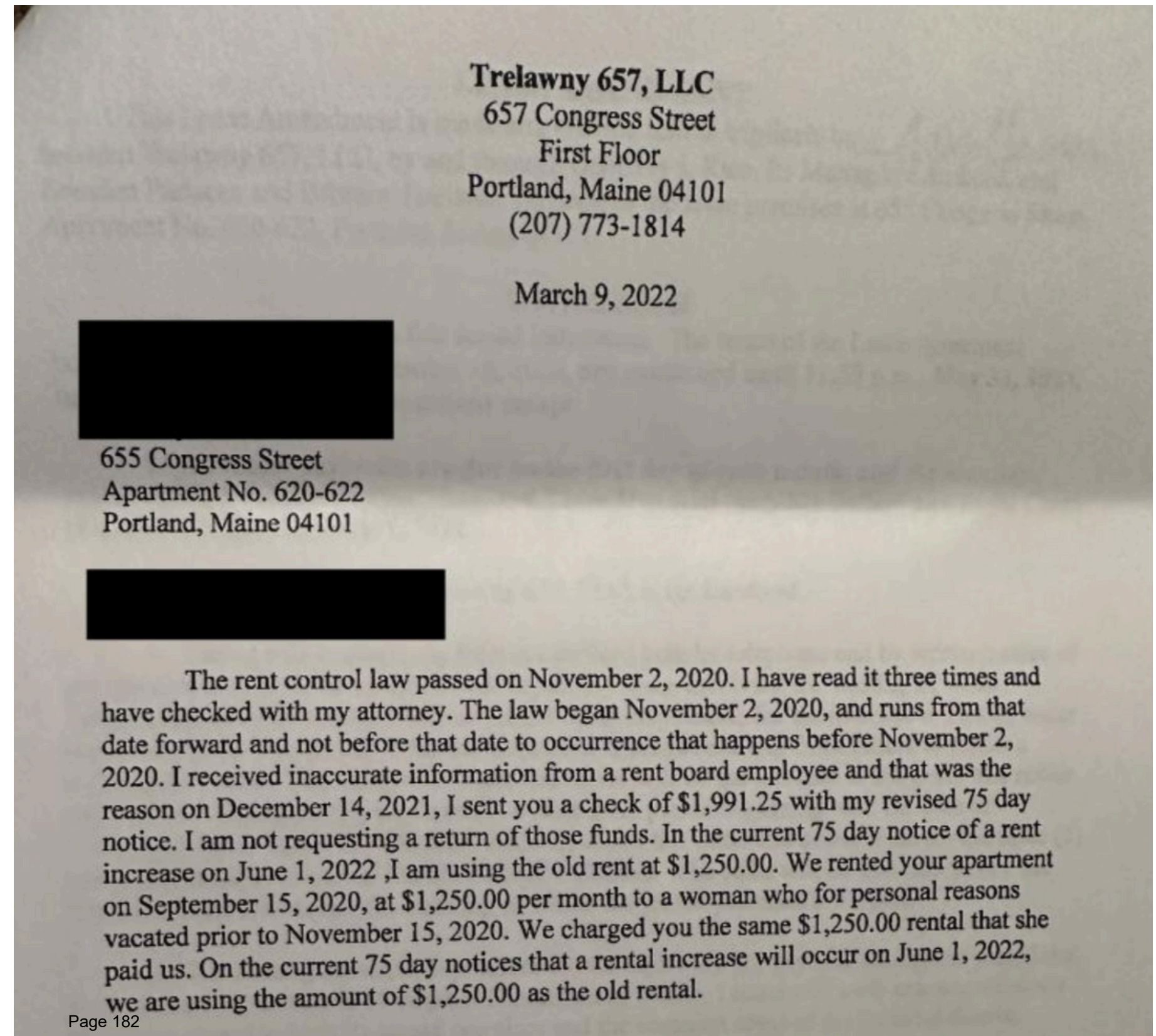
Case Studies



VIOLATION EXAMPLE 2

655 Congress Unit 620

- Rice was **ordered by the city to fix** the rent on this unit based on one of our complaints.
- 3 months later, he **un-complies**.



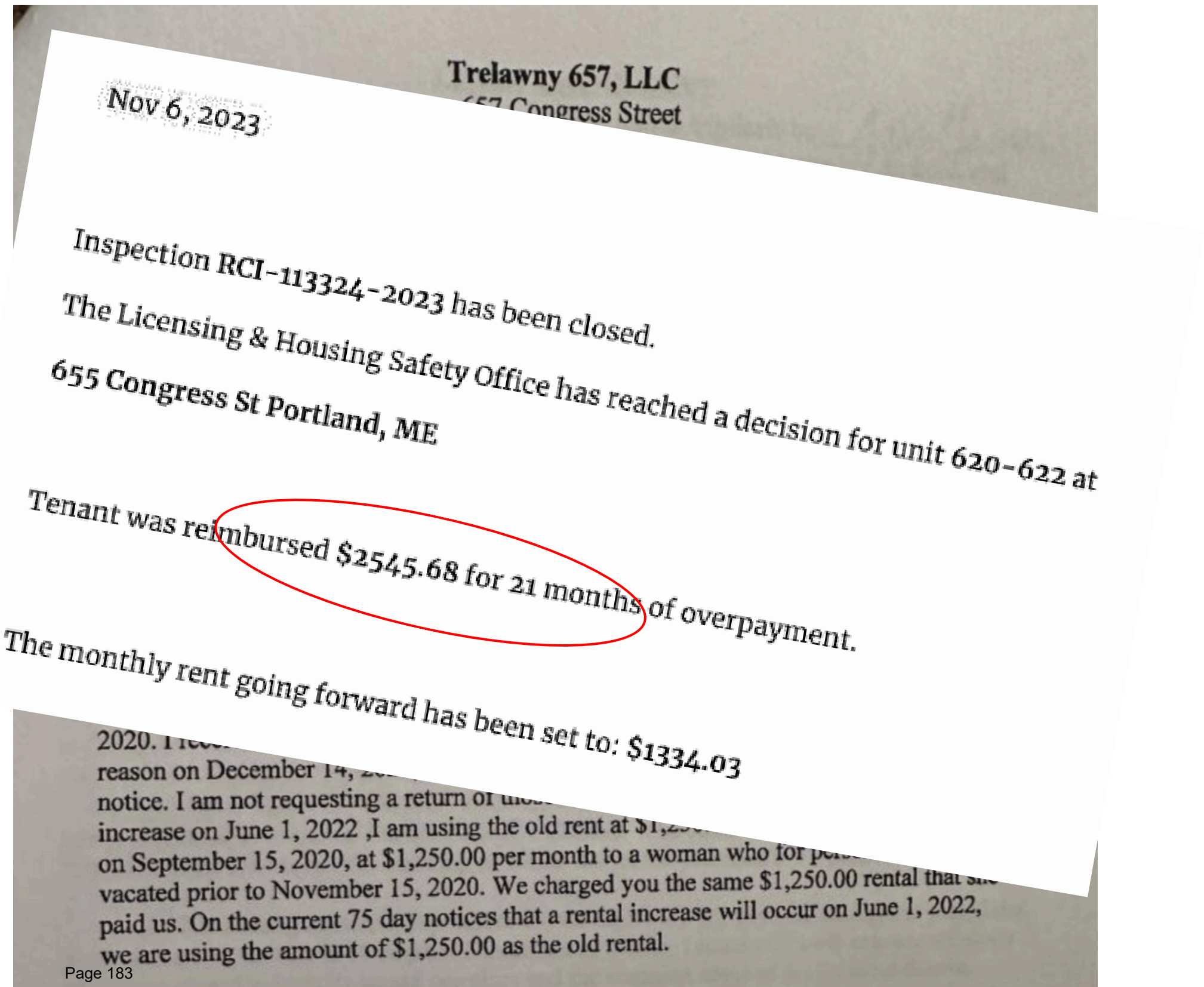
Case Studies



VIOLATION EXAMPLE 2

655 Congress Unit 620

- Rice was **ordered by the city to fix** the rent on this unit based on one of our complaints and he did.
- 3 months later, he **un-complies**.
- TTU finds out, files another complaint



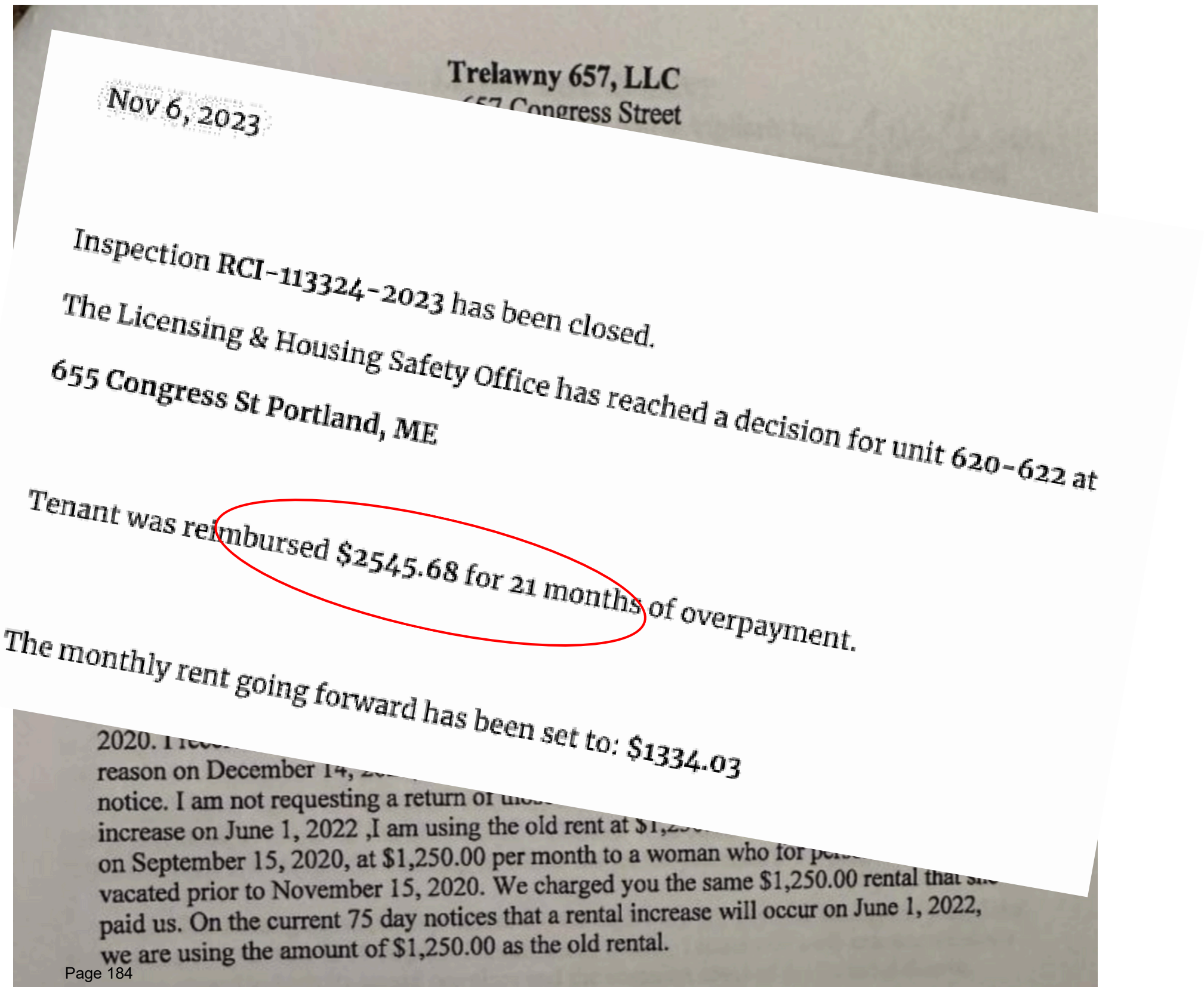
Case Studies



VIOLATION EXAMPLE 2

655 Congress Unit 620

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



Case Studies

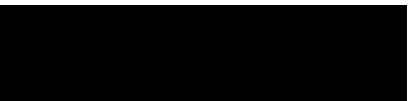


VIOLATION EXAMPLE 3

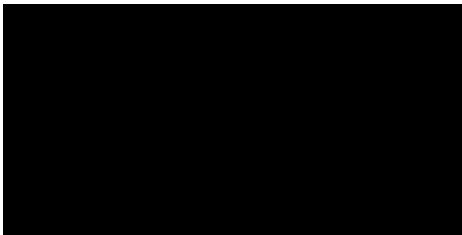
655 Congress Unit 819

- Rice sent an eviction notice to a tenant for underpayment.

Trelawny 657, LLC
First Floor
657 Congress Street
Portland, Maine 04101
(207) 773-1814
March 14, 2024



655 Congress Street
Apartment [REDACTED]
Portland, Maine 04101



Dear [REDACTED]

Because of nonpayment of your rental according to the terms of your Lease dated August 15, 2020, your **tenancy is terminated as of 7:30 AM on March 22, 2024.** Please vacate your apartment at this time. After you have vacated your apartment, please return your keys to my office at the above address within twenty-four (24) hours from the time you vacate your apartment.

You are delinquent in the amount of \$811.23



You are delinquent in the amount of \$811.23 This consists of:

Rent Owed	
Balance of March 2024 rent	\$ 811.23
Total	\$ 811.23

If payment is made on or after March 16, 2024 then there is an addition of late payment fee of

4 % late fee	\$ 32.45
which would make your total owed	\$ 843.68

Case Studies

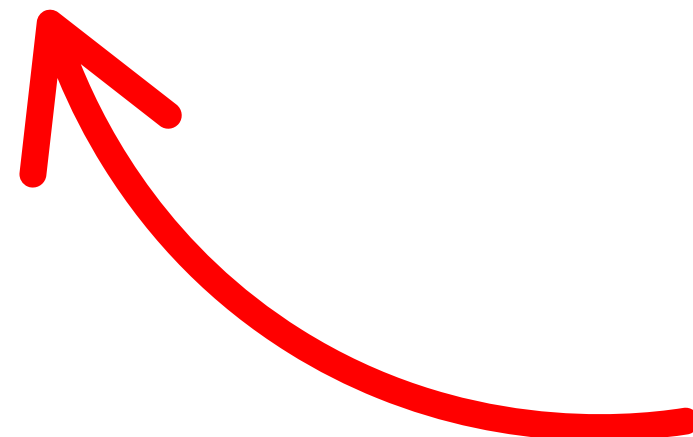


VIOLATION EXAMPLE 3

655 Congress Unit 819

- Rice sent an eviction notice to a tenant for underpayment.
- Turns out, *he owed them*:

this tenant is owed at least \$2,001.



April 5, 2024

City of Portland Housing Safety Office

Mr. Zachery Lenhert

389 Congress Street

Portland, Maine 04101

Via email: rentcontrol@portlandmaine.gov, zlenhert@portlandmaine.gov

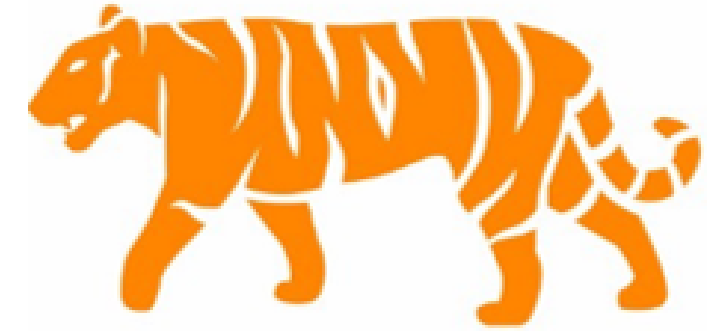
Dear Mr. Lenhert,

Under the authority granted to tenant unions in section 6-234 (e) of the city code, we submit this complaint to the Housing Safety Office regarding an impermissible rent increase over multiple years amounting to over \$2,000 owed to the tenant in unit 819 at 655 Congress Street, owned by Mr. Geoffrey Rice.

Upon review of CSS data and the leases for said unit, the tenant, who moved in during Oct. of 2022, was charged \$1,275 per month. This was a 27.5% increase over the lease amount recorded in CSS (\$1,000) and \$175 a month above what was allowable by law. While Mr. Rice adjusted the rent down a couple of times in 2023 (to \$1,233.53 on January 1 and then to \$1,200.47 on March 24), he failed both times to bring it into compliance, leaving the rent over \$100 a month above the maximum allowed. He also continued collecting more from the tenant than he was even said to be charging, without informing the tenant they were paying too much. Finally, the rent increase notice sent last fall increases the rent to \$1,224 starting January 1, 2024, which is, again, at least \$14 a month above the 10% maximum allowed City ordinance.

Based on our calculations of what the tenant paid versus what they were actually allowed to be charged, this tenant is owed at least \$2,001.

Case Studies



VIOLATION EXAMPLE 4

59 State Unit 69-B

- On December 12, 2024, Mr. Rice's attorney issued a written notice to tenants at 655 Congress and 59 State Street, referencing ongoing negotiations with the tenants union.
- In this notice, he announced a **rent retraction** for all tenants who had recently received increases.

December 12, 2024

TO ALL TENANTS OF
655 CONGRESS STREET
&
59 STATE STREET

RE: *Notices of rent increases and new leases*

Dear all,

I am the attorney representing your landlord, Geoffrey Rice in negotiations with the Trelawny Tenants' Union and the City of Portland. These talks are aimed at resolving alleged violations of the City's Rent Control Ordinance.

I am aware that many of you have received rent increase notices for 2025, some including letters requiring you to sign new leases or lease amendments. At this time, you do not need to take any action in response to these communications and may disregard these notices. **Until you receive further notice, your current rent and the terms of your current lease remain in effect.**

When the Union and your landlord have finalized their agreement, you will receive a follow-up letter or letters that clearly state the results of the settlement negotiations and their effect on you, which will likely include rent decreases, refunds that are owed to you, and/or any future **rent increases to be applied to your unit after the appropriate notice periods have elapsed.**

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Dean'.

Jeremy W. Dean
Maine Bar No. 5964

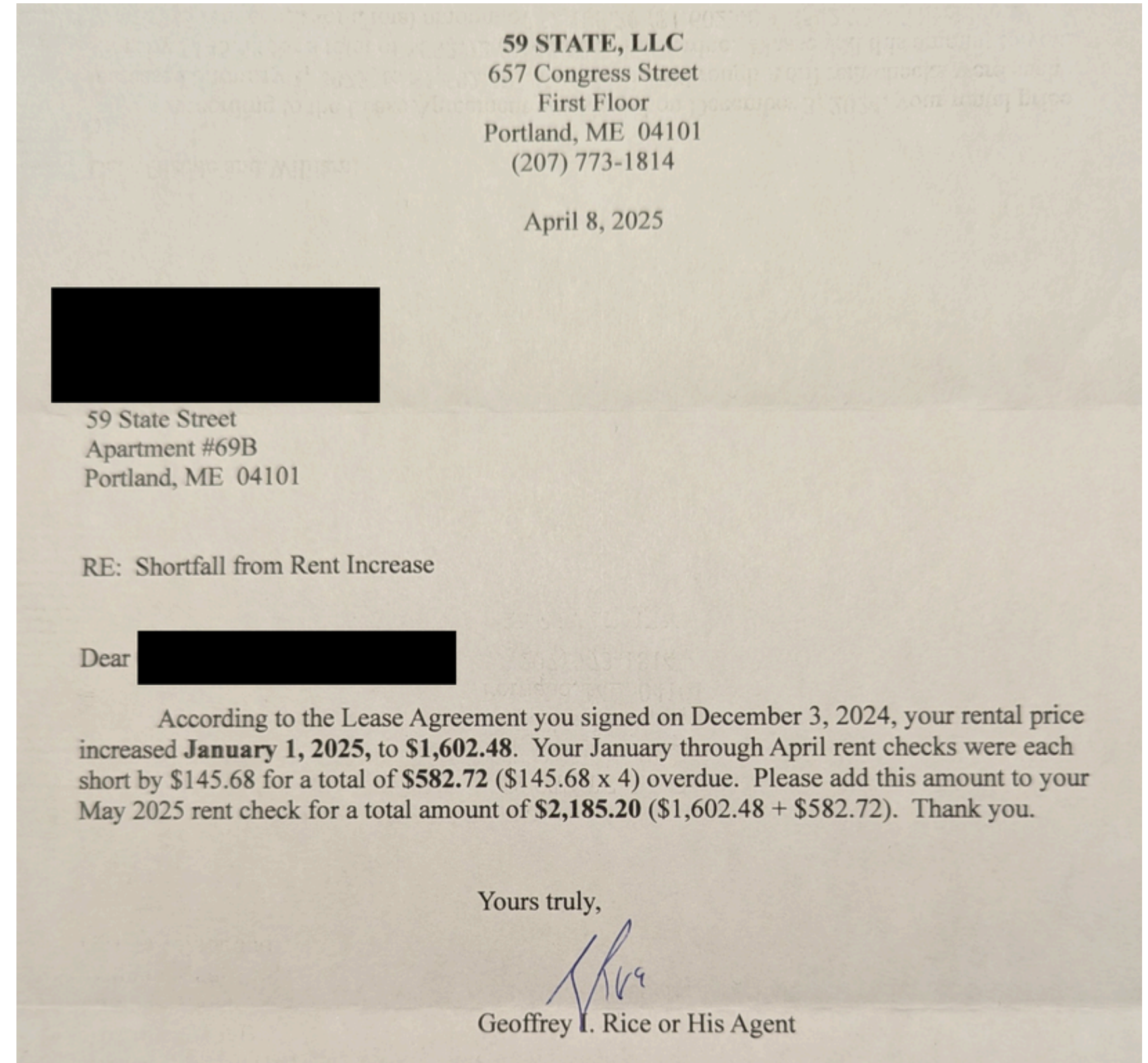
Case Studies



VIOLATION EXAMPLE 4

59 State Unit 69-B

- On April 8, 2025 — just five days after *backing out* of union negotiations — Mr. Rice sent this tenant a letter demanding \$580 in **back rent**. The exact amount that would have been owed if he hadn't retracted the rent increases.



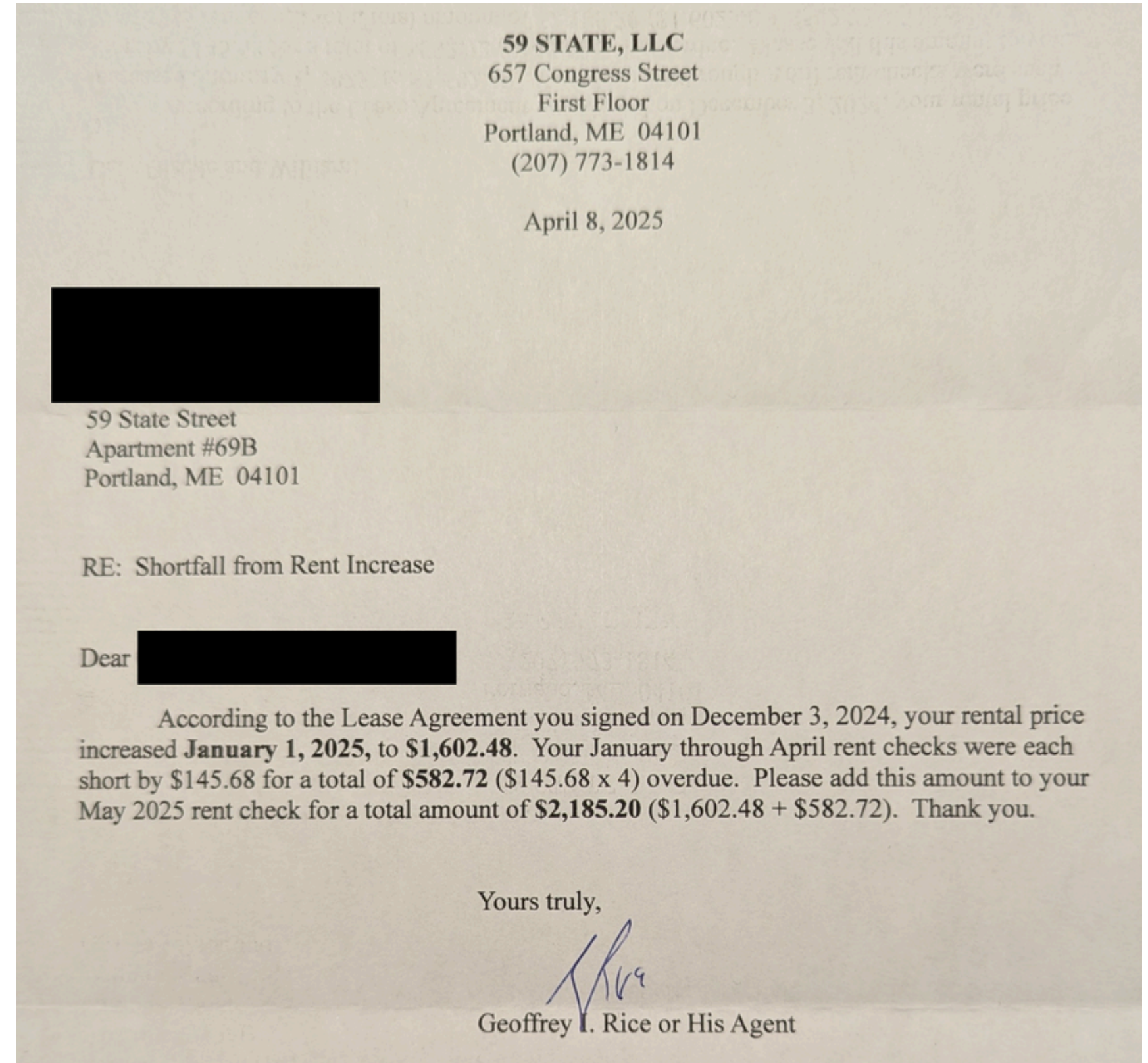
Case Studies



VIOLATION EXAMPLE 4

59 State Unit 69-B

- On April 8, 2025 — just five days after *backing out* of union negotiations — Mr. Rice sent this tenant a letter demanding \$580 in **back rent**. The exact amount that would have been owed if he hadn't retracted the rent increases.
- NO new **90-day notice** was issued.



...THERE IS MORE

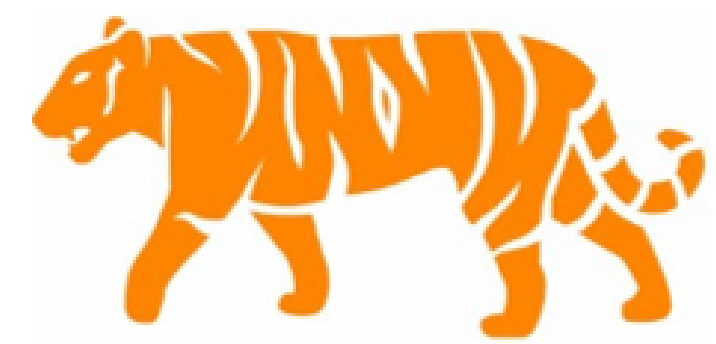


We didn't have an audit for 59 State. Between January & March 2024, we were able to look at 5 leases for 59 State provided by Mr. Rice. 4 had issues (**80%**) and three tenants were refunded ***almost \$5,000:***

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

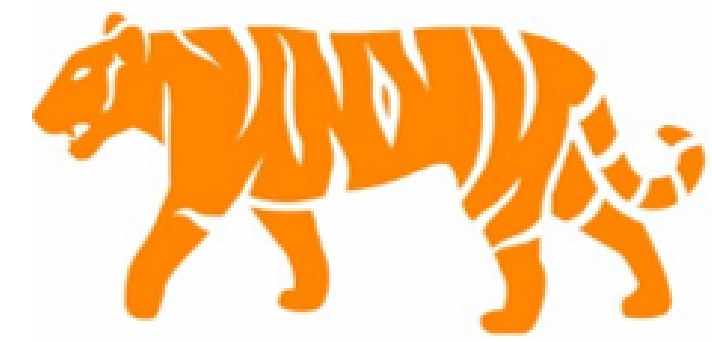
Rice refused to show us any more leases after this.

...THERE IS MORE



**When the city *did* look more closely at 655
Congress, here's what they found:**

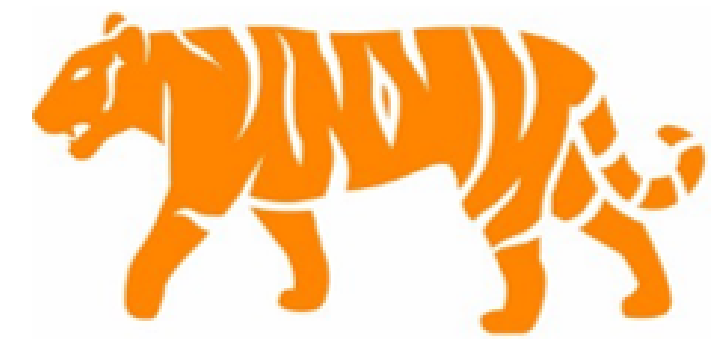
...THERE IS MORE



When the city did look more closely at 655 Congress:

UNIT #	VIOLATION SUMMARY
203	• <u>Increase over 10%</u> - 5/4/2022 -Rent increased from \$905 - \$1,000 – 10.5% • <u>Last code-compliant rent charged</u> - \$905

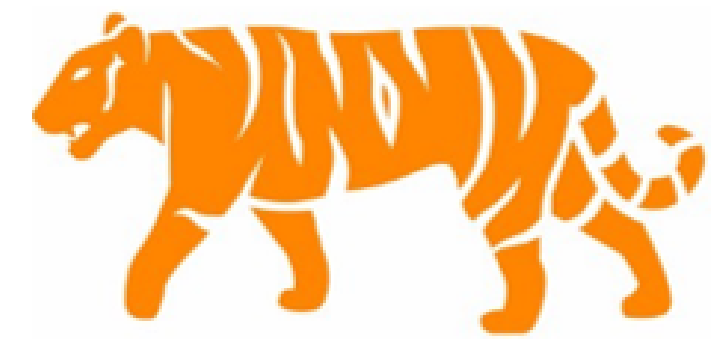
...THERE IS MORE



When the city did look more closely at 655 Congress:

UNIT #	VIOLATION SUMMARY
203	• <u>Increase over 10% - 5/4/2022</u> -Rent increased from \$905 - \$1,000 – 10.5% • <u>Last code-compliant rent charged</u> - \$905
206-208	• <u>Increase over 10% - 5/1/2022</u> – Rent increased from \$1,190 - \$1,369 – 15% • <u>Last code-compliant rent charged</u> - \$1,190

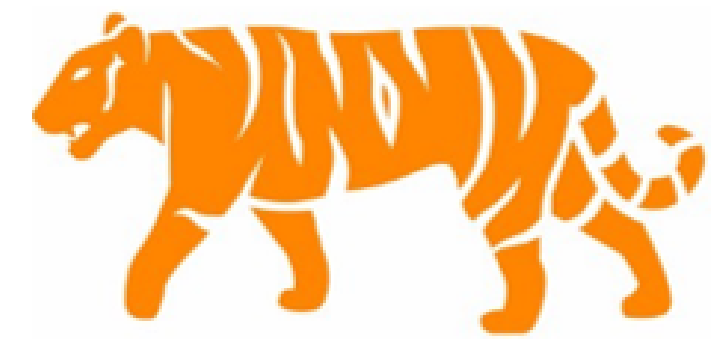
...THERE IS MORE



When the city did look more closely at 655 Congress:

UNIT #	VIOLATION SUMMARY
203	• <u>Increase over 10% - 5/4/2022</u> -Rent increased from \$905 - \$1,000 – 10.5% • <u>Last code-compliant rent charged</u> - \$905
206-208	• <u>Increase over 10% - 5/1/2022</u> – Rent increased from \$1,190 - \$1,369 – 15% • <u>Last code-compliant rent charged</u> - \$1,190
211	• <u>Increase over 10% - 9/1/2022</u> - Rent increased from \$760 - \$895 – 17.8% • <u>Last code-compliant rent charged</u> - \$760

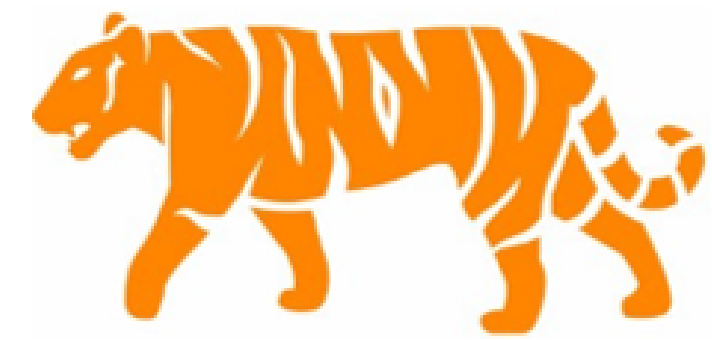
...THERE IS MORE



When the city did look more closely at 655 Congress:

UNIT #	VIOLATION SUMMARY
203	• <u>Increase over 10%</u> - 5/4/2022 -Rent increased from \$905 - \$1,000 – 10.5% • <u>Last code-compliant rent charged</u> - \$905
206-208	• <u>Increase over 10%</u> - 5/1/2022 – Rent increased from \$1,190 - \$1,369 – 15% • <u>Last code-compliant rent charged</u> - \$1,190
211	• <u>Increase over 10%</u> - 9/1/2022 - Rent increased from \$760 - \$895 – 17.8% • <u>Last code-compliant rent charged</u> - \$760
214	• <u>Increase over 10%</u> - 2/10/2022 – Rent increased from \$710 - \$848 – 19.4% • <u>Last code-compliant rent charged</u> - \$710

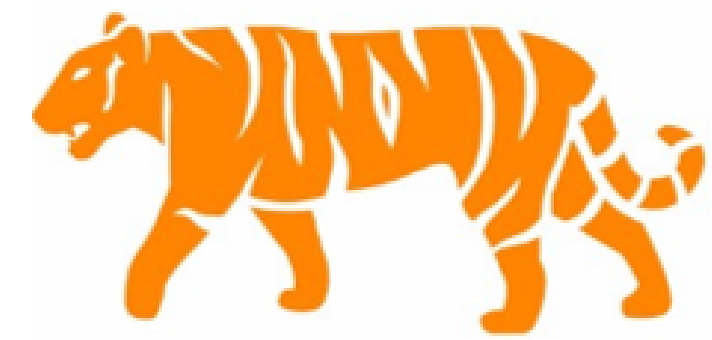
...THERE IS MORE



When the city did look more closely at 655 Congress:

UNIT #	VIOLATION SUMMARY
203	• <u>Increase over 10%</u> - 5/4/2022 -Rent increased from \$905 - \$1,000 – 10.5% • <u>Last code-compliant rent charged</u> - \$905
206-208	• <u>Increase over 10%</u> - 5/1/2022 – Rent increased from \$1,190 - \$1,369 – 15% • <u>Last code-compliant rent charged</u> - \$1,190
211	• <u>Increase over 10%</u> - 9/1/2022 - Rent increased from \$760 - \$895 – 17.8% • <u>Last code-compliant rent charged</u> - \$760
214	• <u>Increase over 10%</u> - 2/10/2022 – Rent increased from \$710 - \$848 – 19.4% • <u>Last code-compliant rent charged</u> - \$710
303	• <u>Increase over 5% in 2021</u> – 2/1/2021 – Rent increased from \$920 - \$975 – 6% • <u>Last code-compliant rent charged</u> - \$920

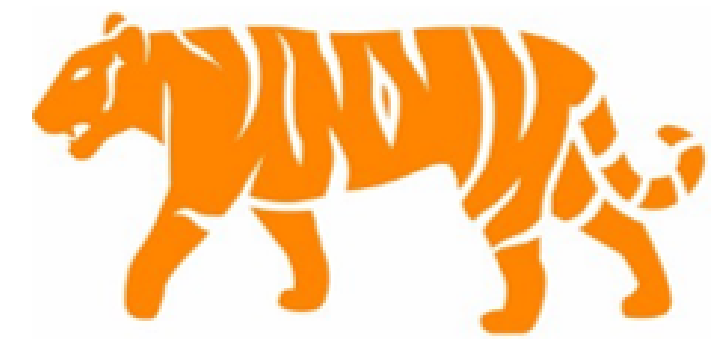
...THERE IS MORE



When the city did look more closely at 655 Congress:

UNIT #	VIOLATION SUMMARY
203	• <u>Increase over 10%</u> - 5/4/2022 -Rent increased from \$905 - \$1,000 – 10.5% • <u>Last code-compliant rent charged</u> - \$905
206-208	• <u>Increase over 10%</u> - 5/1/2022 – Rent increased from \$1,190 - \$1,369 – 15% • <u>Last code-compliant rent charged</u> - \$1,190
211	• <u>Increase over 10%</u> - 9/1/2022 - Rent increased from \$760 - \$895 – 17.8% • <u>Last code-compliant rent charged</u> - \$760
214	• <u>Increase over 10%</u> - 2/10/2022 – Rent increased from \$710 - \$848 – 19.4% • <u>Last code-compliant rent charged</u> - \$710
303	• <u>Increase over 5% in 2021</u> – 2/1/2021 – Rent increased from \$920 - \$975 – 6% • <u>Last code-compliant rent charged</u> - \$920
306	• <u>Increase over 10%</u> - 5/18/2022 – Rent increased from \$1,010 - \$1,163 – 15.2% • <u>Last code-compliant rent charged</u> - \$1,010

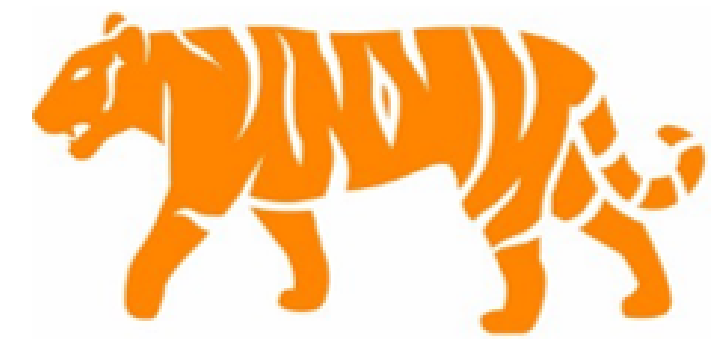
...THERE IS MORE



When the city did look more closely at 655 Congress:

UNIT #	VIOLATION SUMMARY
203	• <u>Increase over 10% - 5/4/2022</u> - Rent increased from \$875 - \$980 - 12% • <u>Last code-compliant rent charged</u> - \$875
206-208	• <u>Increase over 10% - 5/1/2022</u> - Rent increased from \$1,190 - \$1,369 - 15% • <u>Last code-compliant rent charged</u> - \$875
211	• <u>Increase over 10% - 4/18/2022</u> - Rent increased from \$760 - \$895 - 17.8% • <u>Last code-compliant rent charged</u> - \$760
214	• <u>Increase over 10% - 2/10/2022</u> - Rent increased from \$710 - \$848 - 19.4% • <u>Last code-compliant rent charged</u> - \$710
307	• <u>Increase over 5% in 2021 - 2/1/2021</u> - Rent increased from \$920 - \$975 - 6% • <u>Last code-compliant rent charged</u> - \$920
306	• <u>Increase over 10% - 5/18/2022</u> - Rent increased from \$1,010 - \$1,163 - 15.2% • <u>Last code-compliant rent charged</u> - \$1,010

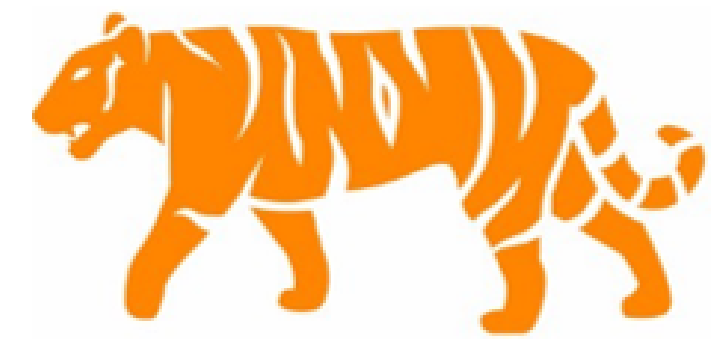
...THERE IS MORE



When the city did look more closely at 655 Congress:

U	VIOLATION SUMMARY
309	- Increase over 10% - 5/4/2022 - Rent increased from \$875 - \$980 - 12% - Last code-compliant rent charged - \$900
206-208	- Increase over 10% - 6/1/2022 - Rent increased from \$1,190 - \$1,369 - 15% - Last code-compliant rent charged - \$1,190
211	- Increase over 10% - 2/10/2022 - Rent increased from \$760 - \$895 - 17.8% - Last code-compliant rent charged - \$760
214	- Increase over 10% - 2/10/2022 - Rent increased from \$1,020 - 1,182.50 - 15.9% - Last code-compliant rent charged - \$1,020
307	- Increase over 5% in 2021 - 2/1/2021 - Rent increased from \$710 - \$750 - 6% - Last code-compliant rent charged - \$710
306	- Increase over 10% - 5/18/2022 - Rent increased from \$1,010 - \$1,163 - 15.2% - Last code-compliant rent charged - \$1,010

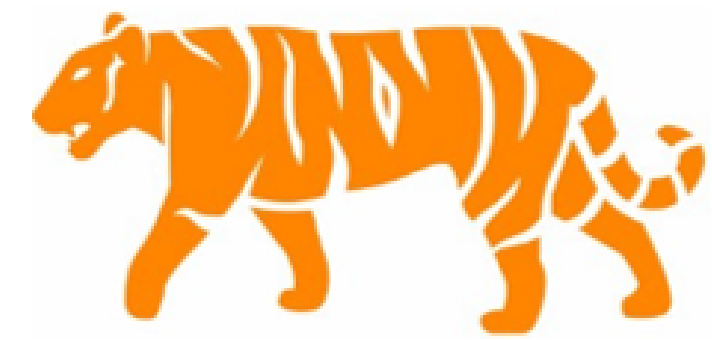
...THERE IS MORE



When the city did look more closely at 655 Congress:

U	V	VIOLATION SUMMARY
309		- Increase over 10% - 5/4/2022 - Rent increased from \$875 - \$980 - 12% - Last code-compliant rent charged - \$900
310		- Increase over 10% - 5/1/2021 - Rent increased from \$710 - \$800 - 12.7% - Last code-compliant rent charged - \$710
214		- Increase over 10% - 5/1/2021 - Rent increased from \$710 - \$800 - 12.7% - Last code-compliant rent charged - \$710
307		- Increase over 5% in 2021 - 2/1/2021 - Rent increased from \$920 - \$972 - 6% - Last code-compliant rent charged - \$920
306		- Increase over 10% - 5/18/2022 - Rent increased from \$1,010 - \$1,163 - 15.2% - Last code-compliant rent charged - \$1,010

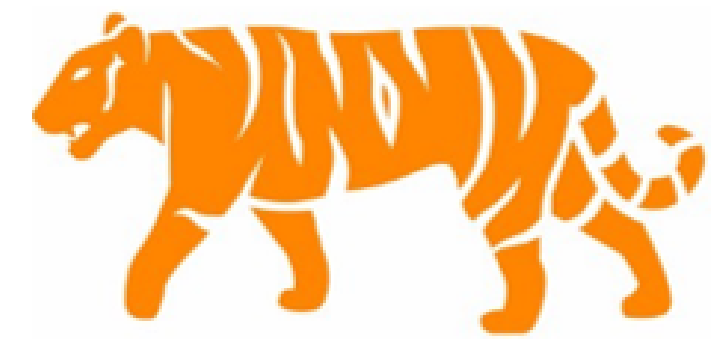
...THERE IS MORE



When the city did look more closely at 655 Congress:

U	VIOLATION SUMMARY
309	• Increase over 10% - 5/4/2022 - Rent increased from \$875 - \$980 - 12% • Last code-compliant rent charged - \$900
310	• Increase over 10% - 5/1/2022 - Rent increased from \$1,190 - \$1,369 - 15% • Last code-compliant rent charged - \$1,190
214	• Increase over 5% in 2021 - 5/1/2021 - Rent increased from \$740 - \$830 - 12.7% • Last code-compliant rent charged - \$740
318	• Increase in less than 12 months - Rent increased on 1/1/2022 to \$1,155, next increase on 10/1/2022 to \$1,270 - Increase in 9 months • Last code-compliant rent charged - \$1,155
318	• Increase over 10% - 5/18/2022 - Rent increased from \$1,010 - \$1,163 - 15.2% • Last code-compliant rent charged - \$1,010

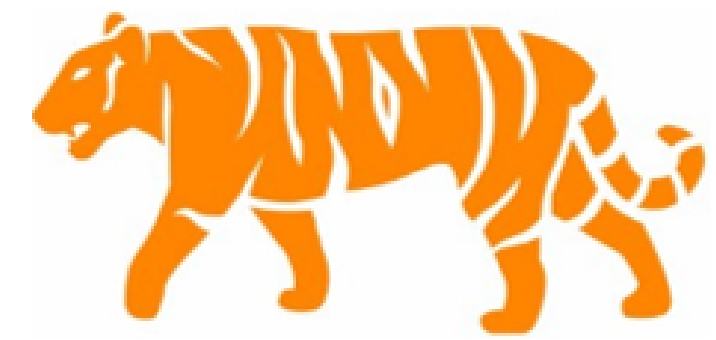
...THERE IS MORE



When the city did look more closely at 655 Congress:

U	VIOLATION SUMMARY
309	• Increase over 10% - 5/4/2022 - Rent increased from \$875 - \$980 - 12% • Last code-compliant rent charged - \$900
321-322	• Increase over 10% - 5/1/2022 - Rent increased from \$1,190 - \$1,369 - 15% • Last code-compliant rent charged - \$1,190
214	• Increase over 5% in 2021 - 5/1/2021 - Rent increased from \$740 - \$810 - 9.5% • Increase in less than 12 months - Rent increased on 1/1/2022 to \$1,155, next increase on 1/1/2022 to \$1,182.50 - in 9 months • Last code-compliant rent charged - \$1,128.75
318	• Increase over 10% - 5/18/2022 - Rent increased from \$920 - \$1,010 - 9.8% • Last code-compliant rent charged - \$920
3	• Increase over 10% - 5/18/2022 - Rent increased from \$1,010 - \$1,165 - 15.2% • Last code-compliant rent charged - \$1,010

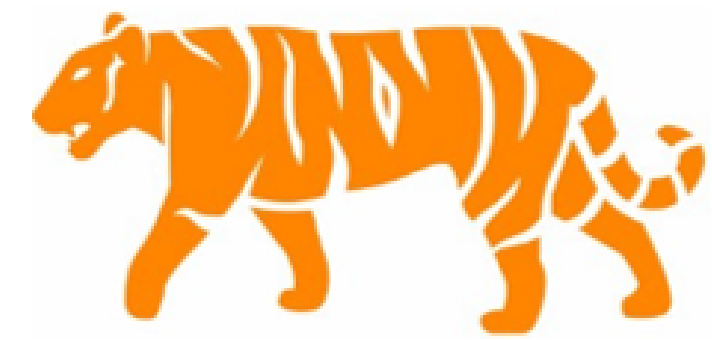
...THERE IS MORE



When the city did look more closely at 655 Congress:

U	VIOLATION SUMMARY
309	• Increase over 10% - 5/4/2022 - Rent increased on 7/1/2021 to \$995, next increase on 6/1/2022 to \$1,092.72 – Increase in 11 months
325-326	• Increase in less than 12 months - Rent increased on 6/1/2022 to \$1,092.72 – Increase in 11 months • Increase in less than 12 months - Rent increased on 6/1/2022 to \$1,092.72 • Increase in less than 12 months - Rent increased on 6/1/2022 to \$1,092.72 • Last code-compliant rent charged - \$995 • Rent increased on 11/1/2021 to \$1,128.75, next increase on 4/1/2023 to \$1,146.27 – Increase in 10 months • Last code-compliant rent charged - \$1,128.75 • Rent increased on 11/1/2021 to \$1,128.75, next increase on 4/1/2023 to \$1,146.27 – Increase in 2 months • Last code-compliant rent charged - \$920 • Increase over 10% - 5/18/2022 – Rent increased from \$1,010 to \$1,182.50 – Increase in 9 months • Last code-compliant rent charged - \$1,010

...THERE IS MORE



When the city did look more closely at 655 Congress:

327

- Increase in less than 12 months - Rent increased on 6/1/2022 to \$984.50, next increase on 4/1/2023 to \$1,032.74 – **Increase in 10 months**
- Last code-compliant rent charged - **\$984.50**

15.9%

327

- Increase in less than 12 months - Rent increased on 6/1/2022 to \$1,092.72 – **Increase in 10 months**
- Increase in less than 12 months - Rent increased on 6/1/2022 to \$1,092.72 – **Increase in 10 months**
- next increase on 4/1/2023 to \$1,146.27 – **Increase in 10 months**
- Last code-compliant rent charged - **\$995**

in 9 months

325-326

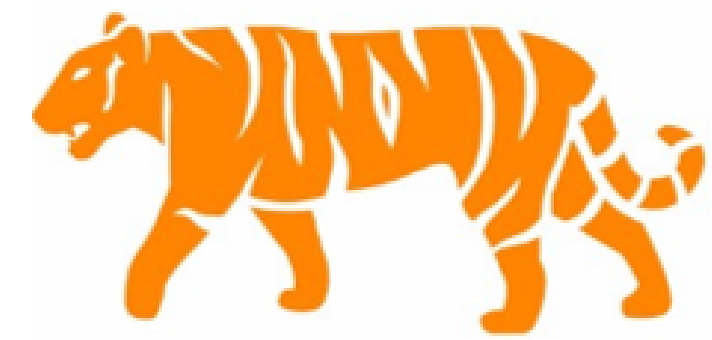
- Rent increased on 11/1/2021 to \$1,128.75, next increase on 1/1/2022 to \$1,182.50 – **Increase in 2 months**
- Last code-compliant rent charged - **\$1,128.75**

\$920

15.2%

- Last code-compliant rent charged - **\$1,010**

...THERE IS MORE



When the city did look more closely at 655 Congress:

327

- Increase in less than 12 months - next increase on 8/1/2021 - Rent increased from \$975 - \$1,045.75

404

- Increase over 5% in 2021 - 8/1/2021 - Rent increased from \$975 - \$1,045.75, - **7.2%**
- Increase in less than 12 months - Rent increased on 8/1/2021 to \$1,045.75, next increase on 12/1/2021 to \$1,050 - **Increase in 4 months**

- Increase over 10% - 7/1/2022 - Rent increased from \$1,050 - \$1,175.02 - **11.9%**

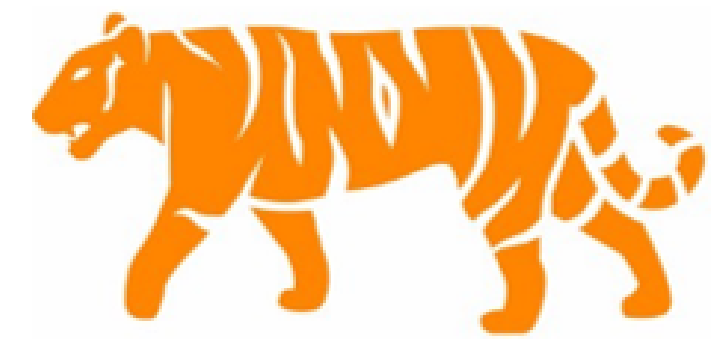
- Last code-compliant rent charged - **\$975**
- Last code-compliant rent charged - **\$1,128.75** - **Increase in 2 months**

- Last code-compliant rent charged - **\$920**

- Increase over 10% - 5/18/2022 - Rent increased from \$1,010 - **15.2%**

- Last code-compliant rent charged - **\$1,010**

...THERE IS MORE



When the city did look more closely at 655 Congress:

327

- Increase in less than 12 months – Rent increased from \$975 - \$1,045.75 next increase on 8/1/2021 - Rent increased on 8/1/2021 to \$1,045.75, **7.70%**

- Increase over 5% in 2021 – 8/1/2021 - Rent increased on 8/1/2021 to \$1,045.75, **7.70%**

- Increase in less than 12 months – Rent increased on 11/1/2021 to \$1,207.50, next increase on 1/1/2022 to \$1,265 – **Increase in 4 months**

- Increase in less than 12 months – Rent increased on 1/1/2022 to \$1,265, next increase on 11/15/2022 to \$1,425 – **Increase in 2 months**

- Increase over 10% - 11/15/2022 – Rent increased from \$1,265 - \$1,425 – **Increase in 10 months**

- Last code-compliant rent charged - **\$1,207.70**

- Last code-compliant rent charged - **\$1,207.70**

12.6%

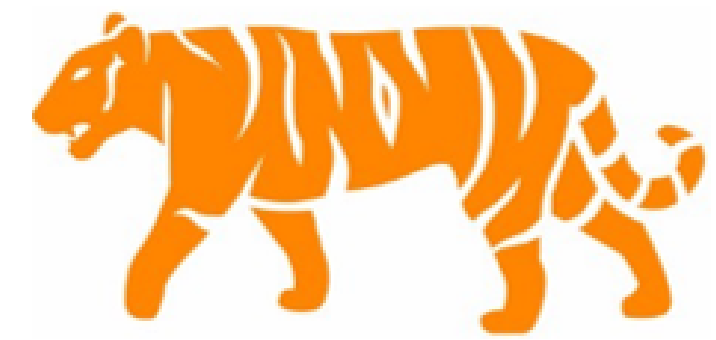
- Last code-compliant rent charged - **\$1,010**

408-409

15.2%

- Last code-compliant rent charged - **\$1,010**

...THERE IS MORE



When the city did look more closely at 655 Congress:

327

- Increase in less than 12 months – Rent increased from \$975 - \$1,045.75 next increase on 8/1/2021

- Increase over 5% in 2021 – 8/1/2021 - Rent increased from \$975 - \$1,045.75, **+ 7.0%**
- Increase in less than 12 months – Rent increased on 8/1/2021 to \$1,045.75, **+ 7.0% increase in 4 months**

408-409

- Increase in less than 12 months – Rent increased on 11/1/2021 to \$1,207.50 next increase on 1/1/2022 to \$1,265 – **+ 4.75.02 – Increase in 2 months**
- Increase in less than 12 months – Rent increased on 11/15/2022 to \$844.70, next increase on 11/15/2022 to \$844.70, **+ 15.2% increase in 2 months**

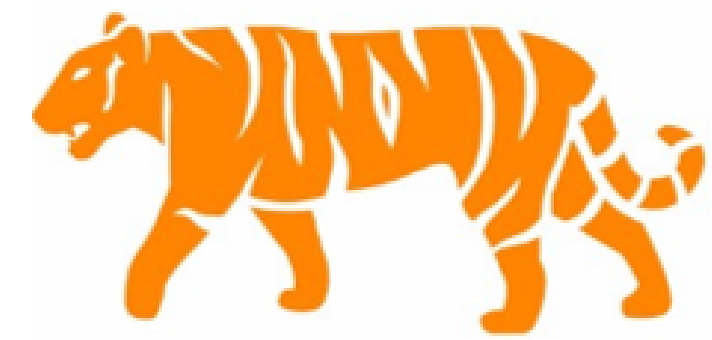
410

- Increase in less than 12 months – Rent increased on 6/1/2022 to \$844.70, next increase on 8/1/2022 to \$886.94 – **+ 4.925 – Increase in 2 months**
- Last code-compliant rent charged - **\$844.70**
- Last code-compliant rent charged - **\$1,207.70**

+ 15.2%

- Last code-compliant rent charged - **\$1,010**

...THERE IS MORE



When the city did look more closely at 655 Congress:

327

- Increase in less than 12 months – Rent increased from \$975 - \$1,045.75 next increase on 8/1/2021 - Rent increased from \$975 - \$1,045.75

- Increase over 5% in 2021 – 8/1/2021 - Rent increased from \$975 - \$1,045.75, **7.70%**
- Increase in less than 12 months – Rent increased on 8/1/2021 to \$1,045.75, **Increase in 4 months**

421-422

- Increase in less than 12 months – Rent increased on 11/1/2021 to \$1,207.50, **175.02 -**
- Increase in less than 12 months – Rent increased on 11/1/2021 to \$1,207.50, **Increase in 2 months**
- Increase in less than 12 months – Rent increased on 9/1/2021 to \$1,105.50, **Increase in 6 months**

- Increase in less than 12 months – Rent increased on 9/1/2021 to \$1,105.50, **Increase in 6 months**
- Last code-compliant rent charged - **\$1,105.50**

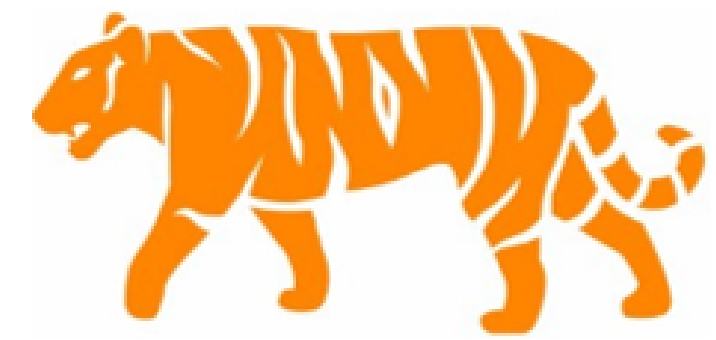
410

- Increase in less than 12 months – Rent increased on 8/1/2022 to \$1,207.70, **207.70**
- Last code-compliant rent charged - **\$1,207.70**

15.2%

- Last code-compliant rent charged - **\$1,010**

...THERE IS MORE



When the city did look more closely at 655 Congress:

327

- Increase in less than 12 months – Rent increased from \$1,395 to \$1,653 – next increase on 6/1/2022

- Increase over 5% in 2021 – 18.5%

- Increase over 10% - 6/1/2022 – Rent increased from \$1,395 to \$1,045.75, increase in 4 months

- Last code-compliant rent charged - \$1,395

423-426

- Rent increased on 11/1/2021 to \$1,207.50 – Rent increased on 11/1/2021 to \$1,207.50 – next increase on 3/1/2022 to \$1,265 – Increase in 2 months

- Last code-compliant rent charged - \$1,207.50
- Increase in less than 12 months – Rent increased on 9/1/2021 to \$1,105.50, increase in 6 months

- Last code-compliant rent charged - \$1,105.50

410

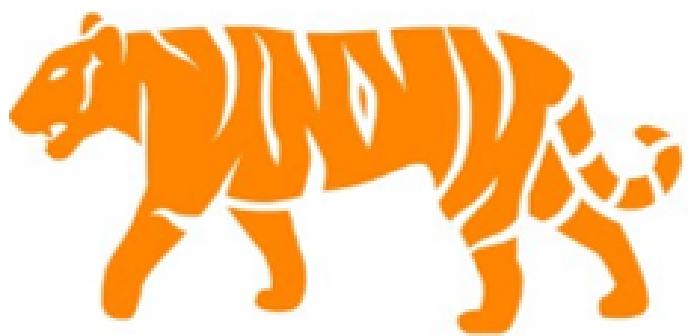
- Increase in less than 12 months – Rent increased on 8/1/2022 to \$1,207.70 – next increase on 8/1/2022 to \$1,207.70 – increase in 6 months

- Last code-compliant rent charged - \$1,207.70

15.2%

- Last code-compliant rent charged - \$1,010

...THERE IS MORE



When the city did look more closely at 655 Congress:

505-506	• Increase in less than 12 months – Rent increased from \$1,395 to \$1,653 –
423-426	• Increase over 5% in 2021 – \$1,175 – 11.9% • Last code-compliant rent charged – \$1,105.50 • Increase in less than 12 months – Rent increased on 9/1/2021 to \$1,105.50, next increase on 3/1/2022 to \$1,150 – Increase in 6 months
410	• Last code-compliant rent charged – \$1,207.70 • Increase in less than 12 months – Rent increased on 5/18/2022 to \$1,207.70, next increase on 8/1/2022 to \$1,250 – 15.2% • Last code-compliant rent charged – \$1,010

...THERE IS MORE



When the city did look more closely at 655

• Increase in less than 12 months
next increase on 8/10/2022 to \$1,653 – Rent increased from \$1,395 to \$1,653 –

• Increase over 5% in 2021
\$1,175 – 11.9%

• Last code-compliant rent charged - \$1,105.50
next increase on 3/1/2022 to \$1,150 – Increase in 6 months
• Increase in less than 12 months – Rent increased on 9/1/2021 to \$1,105.50,
next increase on 8/1/2022 to \$1,207.70
• Last code-compliant rent charged - \$1,010

15.2%

...THERE IS MORE



When the city did look more closely at 655

511

Increase in less than 12 months
Increase on 8/10/2022 to \$
Increased from \$1,395 to \$1,653 -

503

- Increase in less than 12 months - 15.75,
increase on 8/1/2021 to \$782.25 - .02 -
- Last code-compliant rent charged - 1,207.50
844.70,

423-426

- Last code-compliant rent charged - 1,105.50
- Increase in less than 12 months - Rent increased on 9/1/2021 to \$1,105.50, Increase in 6 months
- next increase on 3/1/2022 to \$1,150 - \$1,105.50
- Last code-compliant rent charged - 1,207.70

410

- 15.2%
- Last code-compliant rent charged - \$1,010

...THERE IS MORE



When the city did look more closely at 655

Increase in less than 12 months
Increase on 8/10/2022 to \$1,395 to \$1,653 -

511

601

423-42

- Increase over 10% - 6/1/2023 - .75,
12.9%
- Last code-compliant rent charged 7.50

410

- Increase on 3/1/2022 to \$1,150 - Rent increased on 9/1/2021 to \$1,105.50, **Increase in 6 months**
- Last code-compliant rent charged - \$1,105.50
- Increase in less than 12 months - Rent increased on 9/1/2021 to \$1,105.50, **Increase in 6 months**
- next increase on 8/1/2022 - **\$1,207.70**
- Last code-compliant rent charged - \$1,207.70
- **15.2%**
- Last code-compliant rent charged - \$1,010

...THERE IS MORE



When the city did look more closely at 655

Increase in less than 12 months
Increase on 8/10/2022 to \$

511

- Increase over 5% in 2021 – 8/1/2021 – Rent increased from \$975 to \$1,084.75 – **7.6%**

- Increase in less than 12 months – Rent increased on 8/1/2021 to \$1,048.75, next increase on 12/1/2021 to \$1,050 – **Increase in 4 months**

- Increase in less than 12 months – Rent increased on 12/1/2021 to \$1,050, next increase on 8/1/2022 to \$1,146.45 – **Increase in 8 months**

- Increase in less than 12 months – Rent increased on 8/1/2022 to \$1,146.45, next increase on 6/1/2023 – **Increase in 10 months**

- Last code-compliant rent charged - **\$975**

\$1,207.70

13.2%

- Last code-compliant rent charged - **\$1,010**

602

...THERE IS MORE



608

511

602

are closely at 655

in less than 12 months
on 8/10/2022 to \$

Increase over 5% in 2021 -
- 10%
from \$975 to
to \$1,048.75,

Last code-compliant rent

- Increase over
\$1,084.75 - 7.6%
- Increase in less than 12 months
next increase on 12/1/2021 to \$1,050 - 11%
- Increase in less than 12 months - Rent increased on
next increase on 8/1/2022 to \$1,146.45 - Increase in 8 months
- Increase in less than 12 months - Rent increased on
next increase on 6/1/2023 - Increase in 10 months
- Last code-compliant rent charged - \$975
\$1,207.70
- Last code-compliant rent charged - \$1,010

...THERE IS MORE



608

511

602

- Increase over from \$975 to \$1,048.75, - 10%
- Last code-compliant rent
- Increase over \$1,084.75 - 7.6%
- Increase in less than 12 months
- next increase on 12/1/2021 to \$1,050 - 11%
- Increase in less than 12 months - Rent increased on 12/1/21 to \$1,050, next increase on 8/1/2022 to \$1,146.45 - Increase in 8 months
- Increase in less than 12 months - Rent increased on 8/1/2022 to \$1,146.45 next increase on 6/1/2023 - Increase in 10 months
- Last code-compliant rent charged - \$975
- Last code-compliant rent charged - \$1,207.70
- Last code-compliant rent charged - \$1,010

...THERE IS MORE



704

- Increase over 5% in 2021 – 9/15/2021 – \$1,023.75, 12/1/2021 – Rent increase \$975 to \$1,025 - **5.1%**

- Increase in less than 12 months – next increase on 12/1/2021 to \$1,025
- Increase over 10% - 9/1/2022 – Rent increase **14.6%**

- Last code-compliant rent charged

- Last code-compliant rent charged - **13.2%**

- Last code-compliant rent charged - **\$1,010**

2 months

WIL
5:

Increase over 5% in 2021

5.1%

- 10% compliant rents -



Last code-compliance update: 2021 to \$1.0

over 10% - 9/1/2022 - Re

Last coue

17.2%

Last code-compliant rent charged - \$1,010

2 months

W5



6v

- Increase over 5% in 2021 – 9/15/
 \$1,023.75, 12/1/2021
 increase over 5% in 2021
 5.1%

- Code-compliant rent charged - \$1,010
- Increase in less than 12 months - Re
- next increase on 1/1/2022 to \$1,12
- Increase over 10% - 5/15/2023 - Re
- 15.5%
- Last code-compliant rent charged - led

...THERE IS MORE



704

- Increase over 5% in 2021 – 9/15/2021 – \$1,023.75, 12/1/2021 – Rent increase

Increase over 5% in 2021

5.1%

707-708

- Increase in last code-compliant rent charged – 5/1/2021 – \$1,010
- Increase over 5% in 2021 – 5/1/2021 – 11.8%

712-714

- Last code-compliant rent charged - \$1,010
- Last code-compliant rent charged - 2023 – Re

Last code-compliant rent charged - \$1,010

...THERE IS MORE



704

...less than 12 months
Increase over 5% in 2021 – 9/15/2021

715

- Increase over 5% in 2021 – 9/1/2021
12/1/2021 – Rent increased from \$950 to \$1,000 – **5.5%**

707-708

- Increase in less than 12 months – Rent increased on 12/1/2021 to \$950 – **Inc 11.8%**
- Last code-compliant rent charged – \$1,010

712-714

- Last code-compliant rent charged – \$1,010

Last code-compliant rent charged – \$1,010

...THERE IS MORE



W-5

5:

704

• Increase over 50%

less than 12 months

• Increase over 10% - 6/1/2022 - Rent 1 - 9/15/2021 - Rent increased from \$950 to \$1,010

• Last code-compliant rent charged - \$950

711

717

• Increase in less than 12 months - Rent 1 - 9/1/2021 to \$950 - Rent increased from \$950 to \$1,010

• Last code-compliant rent charged - \$950

6:

• Increase over 10% - 6/1/2022 - Rent 1 - 9/15/2021 - Rent increased from \$950 to \$1,010

- 11.8%

• Last code-compliant rent charged - \$950

712-714

• Last code-compliant rent charged - \$950

• Last code-compliant rent charged - \$1,010

...THERE IS MORE



V-5

5:

T-7

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704

718

717

708

712-714

• Increase over 50% - 12 months

• Increase over 10% - 6/1/2022 - Rent 1 - 9/15/2021 - Rent increased from \$9 - Rent charged - \$1,010

• Increase over 10% - 2/15/2023 - Rent 5 - Rent charged - \$1,010

14.6%

• Last code-compliant rent charged - \$1,010

• Increase over 10% - 11.8%

• Last code-compliant rent charged - \$1,010

• Last code-compliant rent charged - \$1,010

• Last code-compliant rent charged - \$1,010

...THERE IS MORE



W 5

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728

712-714

• Increase over 50%

• Increase over 10% - 6/1/2022 - Rent 1 - 9/15/21

• Increase over 10% - 6/1/2022 - Rent 2 - 9/15/21

• Increase over 10% - 6/1/2022 - Rent 3 - 9/15/21

• Increase over 10% - 6/1/2022 - Rent 4 - 9/15/21

• Increase over 10% - 6/1/2022 - Rent 5 - 9/15/21

• Increase over 10% - 6/1/2022 - Rent 6 - 9/15/21

• Increase over 10% - 6/1/2022 - Rent 7 - 9/15/21

• Increase over 10% - 6/1/2022 - Rent 8 - 9/15/21

• Increase over 10% - 6/1/2022 - Rent 9 - 9/15/21

• Increase over 10% - 6/1/2022 - Rent 10 - 9/15/21

• Last code-compliant rent charged - **\$1,010**

...THERE IS MORE



V-5
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712-714

808-809

• Increase over 50% - 12 months

• Increase over 10% - 6/1/2022 - Rent 1 - 9/15/2022 - Last code-compliant rent charged - \$1,010

• Increase over 10% - 6/1/2022 - Rent 1 - 9/15/2022 - Last code-compliant rent charged - \$1,010

• Increase over 10% - 10/1/2022 - Rent 1 - 9/15/2022 - Last code-compliant rent charged - \$1,010

16.6%

• Last code-compliant rent charged - \$1,010

• Increase over 10% - 10/1/2022 - Rent 1 - 9/15/2022 - Last code-compliant rent charged - \$1,010

11.8%

• Last code-compliant rent charged - \$1,010

• Last code-compliant rent charged - \$1,010

...THERE IS MORE



V-5
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712-714

808-809

810-811

Increase over 50%

over 10% - 6/1/2022 - Re

Increase in less than 12 months - R
next increase on 10/1/2021 to \$1
Last code-compliant rent charged

- 11.8%

Last code-compliant rent charged

code-compliant rent charged -
2023 - Re

Last code-compliant rent charged - \$1,010

...THERE IS MORE



V⁵

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T⁷

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712-714

823-825

808-809

810-811

• Increase over 50%

• Increase in less than 12 months
next increase on 6/1/2022 to \$

• Last code-compliant rent charged

- 11.8%

• Last code-compliant rent charged

• Last code-compliant rent charged - \$1,010



4: What We Want

WHAT WE WANT



1: ROLL BACK RENTS

All rents at these properties rolled back to at least Dec. 2022 levels, *consistent with your past rulings.*

*Our landlord was clearly “not in substantial compliance”
at either 59 State or 655 Congress from Dec. 2022 through March 2025.*

WHAT WE WANT



1: ROLL BACK RENTS

“A LANDLORD who is not in substantial compliance with ANY PROVISION of ... the Rent Stabilization Ordinance, may not demand, accept or retain ANY rent increase ...”

(emphasis added), Sec. 6-234(f)

WHAT WE WANT



2: FORFEIT BANKED RENT

All banked rent from Dec. 2022 in these two buildings be forfeited **until he is in full compliance,**
consistent with your past rulings.

WHAT WE WANT



2: FORFEIT BANKED RENT

"The Board concludes that the **Landlords are not entitled to bank the Allowable Increase Percentages** to which they would otherwise be entitled in 2023 and 2024 **as a result of the Landlord's substantial noncompliance** with the RSO."

~Portland Rent Control Board decision 44 Dirigo Street, 9/26/24

"As a result [of the substantial non-compliance], the landlords are not entitled to retain and bank the Allowable Increase Percentages to which they otherwise would have been entitled."

~Portland Rent Control Board decision 36 Sawyer Street, 6/3/24

WHAT WE WANT

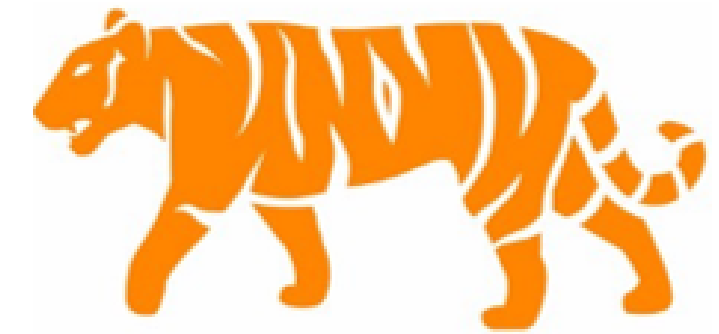


3: ENFORCE FINES

In our original letter, we requested the *minimum fine* of \$100 per violation, as a show of good faith. Mr. Rice has now demonstrated that **he will only comply when caught.**

We are now requesting minimum fines of \$250 per violation, totalling at least \$107,750 for 655 Congress Street and \$49,500 for 59 State Street, due to the *egregious* nature of Mr. Rice's refusal to comply.

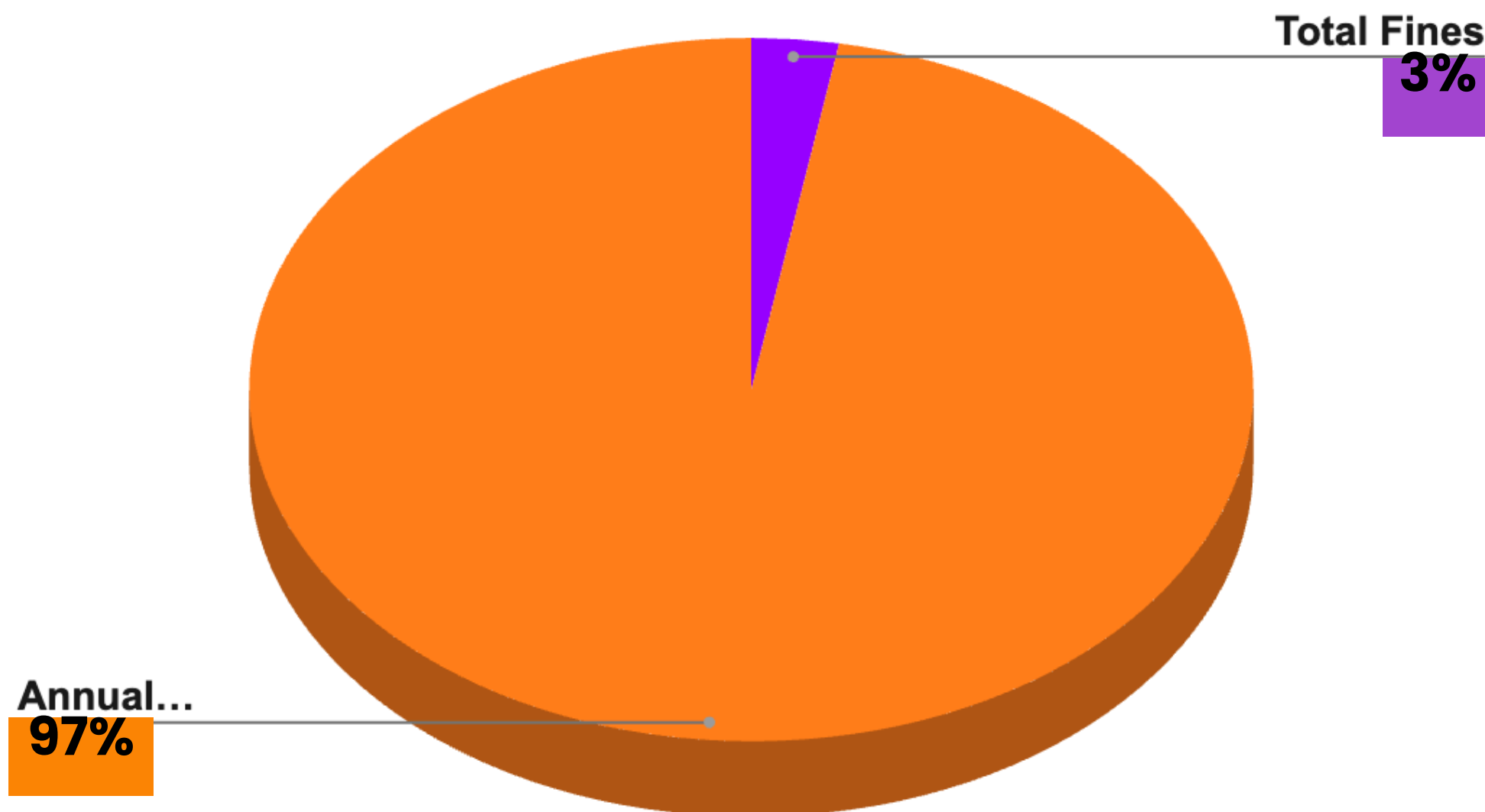
WHAT WE WANT



3: ENFORCE FINES

Fine vs. Annual Landlord Rent

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



This fine structure comes out to \$157,250, roughly **3%** of what Mr. Rice takes in annually in rent from his properties.

In total, Mr. Rice collects almost \$5 million from tenants every year.

WHAT WE WANT



3: ENFORCE FINES

Mr. Rice's lawyer Jeremy Dean at Rent Board Hearing 8/19/2024:

"If there are found to be violations, and if my client doesn't remedy them, and there's need for further punishment, then sure the board **could consider his past conduct, and say 'Well, we think you need a little bit MORE punishment this time.'** "

~4:07:00

WHAT WE ARE ASKING FOR



4: ~~AUDIT~~ 59 STATE

We also request that Mr. Rice **prove** full compliance at both properties through a thorough and transparent audit of 59 State.

Mr. Rice's lawyer Jeremy Dean at Rent Board Hearing 8/19/2024:

"I don't know if an **internal audit** has been done of all of these buildings' units. That's something that I would **certainly recommend the landlord do** [...] far better than waiting for another violation to be pointed out and brought to his attention through the HSO process."

~4:01:50



5: Conclusion



IN CONCLUSION

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 we found was April 8, 2025.

In between, our landlord violated rent control more than 230 times. And those are just the ones we know about.

We are asking you to help end this behavior by holding our landlord accountable to fullest extent provided by law.



IN CONCLUSION

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

After **almost four years** of our landlord using lawyers, legalese, and eviction threats to scare and intimidate tenants, it is clear that his attempts to overcharge tenants are both malicious and predatory. He is actively avoiding compliance and refusing outside help which would block him from charging what he wants.

The premise of “in good faith” has been exhausted.



IN CONCLUSION

We tried to work with Mr. Rice, but he strung us along for months, delaying and refusing to sign the agreement before finally walking away.



IN CONCLUSION

“Give The Law Teeth”

**There is no incentive for our landlord to comply with the law
if it is not *swiftly* and *fully* enforced.**

**It is time to end the cycle of financial abuse and
serve justice for all affected tenants.**

We hope you will help us.



Thank you!

City of Portland – Housing Safety Division
Maintenance of Net Operating Income Application

Date of Hearing:

December 18, 2024 – Tabled to January 22, 2025 – Tabled to March 26, 2025
– Tabled to June 25, 2025

Landlord Name and Address:

Willard and Randi Bollenbach
51 Belfield Road
Cape Elizabeth, ME 04107

Property Address:

23 Saunders Street, Unit 5
Portland, ME 04103

CBL:

130-G-014-001

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



To: City of Portland Rent Board
From: Licensing and Housing Safety Office
Re: 23 Saunders St - Rent Control Audit

The Long Term Rental registration for 23 Saunders St (20182784) is currently undergoing a rent control audit under code case RCC2500291.

Thank you,

A handwritten signature in blue ink, appearing to read 'Zachary Lenhart', is written over a faint, larger version of the same signature.

City of Portland
Business Licensing & Housing Safety Office

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

Date of Hearing:

June 25, 2025

Owner Name and Address:

9 Powsland Street Portland LLC
439 US Route 1 Ste A
York, ME 03909

Agent Name and Address:

Maine Registered Agent LLC
439 US Route 1 Ste A
York, ME 03909

Property Address and Unit:

9 Powsland St, Units 1-3

CBL:

190-J-003-001

Tenants/Interested Parties:

Yes

City of Portland Permitting and Inspections Department Landlord Worksheet/Petition for Rent Board Approved Increase Rent Increase using Fair Return Standard: Maintenance of Net Operating Income (MNOI)

Note to Applicants

All information and documentation provided in this application will be made available to the public, pursuant to applicable public access laws in the State of Maine. An Applicant may choose to redact sensitive information contained herein, including, but not limited to bank account information, debit card or credit card information, government-issued identification information, personal contact information such as phone numbers, email addresses, tenant or employee names, or other personally identifying information. The Rent Board may act within its authority to request any additional information it deems pertinent to the application at hand.

Introductory Information

A landlord is entitled to a fair return on investment, which means an amount sufficient to allow a just and reasonable rate of return, to encourage the investment of capital in the rental housing market, to fairly compensate investors for the risks they have assumed, and to achieve minimum constitutionally protected standards.

Pursuant to the Rent Control Ordinance, the fair return on investment must be calculated using Maintenance of Net Operating Income (MNOI). This methodology presumes the net operating income the landlord earned from a Covered unit during the calendar year 2019 yielded a fair return on investment unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. To qualify for an MNOI increase, the landlord has to file this application for a hearing by the Rent Board.

1. Presumption of Base Year Net Operating Income

It shall be presumed that the net operating income received by the landlord during the calendar year 2019 (the Base Year) yielded a Fair Return on investment. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

2. Fair Return

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

3. Base Year:

- a. Calendar year 2019 is the Base Year.
- b. In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.
- c. Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

4. Current Year

The "current year" shall be the calendar year preceding the petition.

5. CPI (Consumer Price Index)

The annual CPI for the current year for All Urban Consumers for the Greater Boston Metro area (All Urban Consumers, All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

6. Limits of Allowable Rent Increases in Any One Year

If the amount of any rent increase granted pursuant to a fair return petition exceeds 10%, the portion in excess of 10% shall be deferred to the next year or years following the procedure for Banked Rent.

General Information About the Property

Street Address: 9 Powsland Street Portland, ME 04102

Parcel Numbers(s): 190 J003001

Year Property Purchased by Current Owner: 2024

Total Number of Units on the Property: 3

Total Number of Units Affected by Proposed Rent Increase: 1

Are there Rental Units that are Partially or Fully Exempt (circle)? Yes ☐ No ☒

If yes, number of Exempt Rental Units and Basis for Exemption: _____

I. Landlord Information

Name: 

Phone() _____

Business Address: _____

City, State, Zip: 439 US Route 1 STE A York, ME 03909

Business E-mail: 9PowslandStreetPortland@gmail.com

II. Agent Information (if applicable)

Name: Maine Registered Agent LLC

Phone(s): 207-221-6276

Business Address: 439 US Route 1 STE A York, ME 03909

City, State, Zip: 439 US Route 1 STE A York, ME 03909

Business E-mail: agent@maineregisteredagent.com

III. Services

Please check the applicable box to identify the manner in which each service is paid.

	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas	☐	☒	☐
Electricity	☐	☒	☐
Water	☒	☐	☐
Sewer	☒	☐	☐
Garbage	☐	☒ Purple trash bags	☐
Other:	☒ Fidium Wifi / ring cam	☐	☐

IV.Changes to Services

Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge.

Apartment rental

If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:

Replaced three dilapidated porches, and added a secure kid-proof fence for the backyard

V. Income and Expense Explanation and Calculation

Calculation of Net Operating Income

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

Gross Rental Income

Gross rental income includes:

- Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.
If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.
- Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

Gross rental income shall not include:

- Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

VI. Operating Expenses

Operating expenses include reasonable costs of operation and maintenance of the Rental Unit, including:

- Management Expenses;
- Utility Costs except a utility that are paid directly by the tenant(s);
- Real Property Taxes Assessed and Paid;
- Insurance;
- License, Registration and other Public Fees;
- Landlord-performed Labor;
- Legal Expenses;
- The Amortized Costs of Capital Improvements; and
- Other Reasonable Operating Expenses.

Operating expenses shall not include the following:

- Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
- Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
- Land lease expenses;
- Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
- Depreciation;
- Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
- Unreasonable increases in expenses since the Base Year;
- Expenses associated with the provision of master-metered gas and electricity services;

- Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
- Unreasonable Expenses.

Claim for Base Rent Adjustment

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough to show that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete Section XIX, Claim for Adjustment of Base Year Net Operating Income and Associated Rent Adjusted Claim at the end of this Application.

Check here ☒ if a claim for a Base Year Rent Adjustment is included in this application and complete Section XVIII of this Application.

VII. Income Worksheet

	Base Year (2019) ¹ 2020 #s used	Current Year (2024) May '24 - April '25
Rental Income		
1. Gross scheduled rental income (total for the calendar year) including uncollected rent.	\$ 52,200	\$ 58,740
2. Portion Attributable to Vacancy	\$ 0	\$ 0
Fees (indicate what fee is for):		
3. Late fees	\$ 0	\$ 0
4. List fees, other than utilities, collected for services & amenities not included in rent	\$ 0	\$ 0
5. _____	\$ _____	\$ _____
6. _____	\$ _____	\$ _____
7. _____	\$ _____	\$ _____
Other Income (list separately by type)²:		
8. _____	\$ _____	\$ _____
9. _____	\$ _____	\$ _____
10. _____	\$ _____	\$ _____
Fees charged by landlord for Utilities		
11. Gas	\$ 0	\$ 0
12. Electricity	\$ 0	\$ 0
13. Water	\$ 0	\$ 0
14. Sewer	\$ 0	\$ 0
15. Garbage & Recycling	\$ 0	\$ 0
Other Utilities (list separately by type):		
16. _____	\$ _____	\$ _____
17. _____	\$ _____	\$ _____
18. TOTAL INCOME	\$ 52,200	\$ 58,740
(add only lines 1 and 3-17)		

¹ or an alternative year in the event of extenuating circumstances.

² Interest earned by Landlord on Tenant security deposits, other interest, or investment income.

VIII. Operating Expense Worksheet

Additional operating expense items can be listed for this worksheet using separate page(s) as needed.

	Base Year 2020	Current Year May '24 - April '25
1. Assessments	\$ 6,680.65	\$ 8,124.91
2. Real Property Taxes	\$	\$
3. License Tax/Fee	\$	\$ 143.50
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$	\$ 7638
6. Accounting	\$	\$ 1508
7. Legal Corporate Filings, Registered Agent Fees	\$	\$ 785
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$	\$ 600
13. Owner-Performed Labor	\$	\$ 1600
14. Plumbing Maintenance	\$	\$ 520
15. Pool Maintenance	\$	\$
16. Landscape Maintenance/snow removal	\$	\$ 250
17. Other Maintenance	\$	\$ 200
18. Parking Lot/Street Maintenance	\$	\$ 1500
19. Gas (separately metered only)	\$	\$
20. Electricity (separately metered only)	\$	\$
21. Water	\$	\$ 1010
22. Sewer	\$	\$
23. Amortized portion of Capital Expense (see Sections X, XI and XII column (i))	\$	\$ 7,136.53
24. Vandalism Repairs	\$	\$
25. Uninsured Damages	\$	\$
27. TOTAL OPERATING EXPENSES	\$ 6,680.65 assessments x 2.938 = 19,628.09	\$ 31,007.94

IX.Allowances for Capital Improvements

Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit.

Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the City, as provided in Section XI, unless it is determined that an alternate period is justified based on the evidence presented at the Rent Board hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of Portland Code or state law where the original installation of the improvement was not in compliance with code requirements.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on March 1, 2023 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 years (120 months)	\$26,500.52	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

X. Amortization Period of Capital Improvements/Expenses

In amortizing capital improvements/ expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.

	Years
Appliances	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Basic Items	
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5

	Years
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
Structural Repair and Retrofitting	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
Fencing	
Chain	10
Block	10
Wood	10

	Years
Fire Systems	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10
Flooring/Floor Covering	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
Fumigation Tenting*	5
Furniture	5
Automatic Garage Door Openers*	10
Gates	
Chain Link	10
Wrought Iron	10
Wood	10

	Years
Glass	
Windows*	5
Doors*	5
Mirrors	5
Heating*	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
Landscaping	
Planting	10
Sprinklers	10
Tree Replacement	10
Lighting	

	Years
Interior*	10
Exterior*	5
Exterior	
Locks*	10
Mailboxes*	10
Meters*	10
Plumbing	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5
Painting	
Interior	5
Exterior	5
Paving	
Asphalt	10
Cement	10

	Years
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
Roofing*	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
Security*	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10

	Years
Tilework	10
Wallpaper	5
Window Coverings*	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The * items are likely capital improvements. Other items may depend on the circumstances.

XI. Interest Allowance on Capital Improvements

If an amount was reported as an amortized portion of expenses on Section IX, Operating Expense Worksheet, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmms/archive.html>

Please use the Microsoft Excel version of this page (available from the Housing Safety Office) or an online amortization calculator to ensure that your numbers are correct.

Completed Capital Improvement and Expense Worksheet (Base Year)

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
___	_____	___	\$ _____	___%	___	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
___	_____	___	\$ _____	___%	___	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
___	_____	___	\$ _____	___%	___	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
___	_____	___	\$ _____	___%	___	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
___	_____	___	\$ _____	___%	___	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
___	_____	___	\$ _____	___%	___	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Total for Base Year [add amounts in column (d)]: \$ _____

Annual Cost for Base Year [add amounts in column (i)]: \$ _____

Completed Capital Improvement and Expense Worksheet **May '24 - April '25**

This list may include any capital expenses that are still being amortized in the current year. For example, if a roof was replaced last year, the amortized portion may be counted in the current year.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
1	Washer/Dryer	1	2399	9.15	5	599.45	2998.45	599.69	49.97	49.97
2	Decks	3	38163	9.15	10	20,221.35	58,384.35	5,838.44	486.54	162.18
3	Backyard Fence	3	3925	9.15	10	2,079.73	6,004.73	600.48	50.04	16.68
4	Window	1	640	9.15	10	339.12	979.12	97.92	8.16	8.16

*Use the amortization table in this Attachment and the information about interest rates.

Total for Current Year [add amounts in column (d)]: \$ 45,127

Annual Cost for Current Year [add amounts in column (i)]: \$ 7,136.53

May '24 - April '25

XII. Blank Worksheet (Optional – Available for Petitioner Use)

XIII. Owner-Performed Labor

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

Owner Performed Labor – Base Year

Date (or Range)	Hours	Hourly Rate	Units Impacted	Type of Work

Owner Performed Labor – Current Year

Date	Hours	Hourly Rate	Units Impacted	Type of Work
5/2024-4/2025	40	40	2	Clean & paint two empty apts, lawncare

XIV. Planned Capital Improvements

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description and Expected Date of Completion	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Proposed Capital Expenses [add amounts in column (d)]: \$ _____

Annual Cost for Proposed Capital Expenses [add amounts in column (i)]: \$ _____

XV. Net Operating Income (NOI)

Net Operating Income = Income – Operating Expenses

	Base Year (2020)	Current May '24 - April '25
1. Total Annual Income	\$ 52,200	\$ 58,740
2. Annual Operating Expenses	6,680.65 assessments \$ x 2.938 = 19,628.6	\$ 31,007.94
3. Net Annual Operating Income	\$ 32,571.91	\$ 27,732.06
4. CPI [Annual Average CPI]	\$1148.40 2.2%	\$1468.50 2.5%
5. Percent Annual Increase in CPI Base Year to Current Year		13.63 %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ 37,011.46
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ 9,279.40
	$\text{Line 6} - \text{Line 3 Current Year}$	
8. Allowable Rent Increase/Unit/Month ³		\$ 257.76
	$\text{Line 7} \div 12 \div \# \text{ of Units}$	

³ If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XVI. Monthly Rent Worksheet

List the monthly rent, including all fees, charged each tenant, for the twelve (12) months preceding the date of the petition. If the rent was raised during the twelve-month period preceding the petition, including the amount of any fees, list each rent charged and indicate the date each raise was implemented. Provide the year and amount of any unused (banked) Annual Increase Percentage (AIP), Tax Rate Rent Adjustment (prior to 2023), or New Tenancy, or any other rent increase authorized by the Rent Board that have been banked with proper notice to each tenant for future rent increases.

Unit #	Rent	AIP & New Tenant Increase	Date of Increase	AIP & New Tenant Taken (%)	AIP & New Tenant Deferred (%)	Other Charges (Please specify)	Comment
1	\$1650	\$		%	%	\$	\$134.50 remaining banked rent
2	\$1750	\$40.92	5/1/2025	2.5 %	4.4 %	\$	\$72.08 banked rent balance used
3	\$1608	\$		%	%	\$	\$0.11 remaining banked rent
	\$	\$		%	%	\$	
	\$	\$		%	%	\$	
	\$	\$		%	%	\$	
	\$	\$		%	%	\$	
	\$	\$		%	%	\$	

_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____

XVII. Proposed Adjustment Worksheet

Use the worksheet below to document current and proposed rents on a per-unit basis. MNOI increases should be distributed on a per capita basis or proportionally to the square footage or costs and expenses attributed to each unit.

Indicate method of allocation: **\$257 Per Capita basis: Unit #1 on July 2nd, Unit #2 May 2026, Unit #3 \$1905 on July 2nd**

Unit #	Base Period Rent Year (2019)	Date Tenancy Commenced (mm/dd/yyyy)	Initial Rent of Current Tenant/s	Date of Last Rent Increase (mm/dd/yyyy)	Rent used in Current Year Income Calculation	Rent as of Date Petition Submitted	Proposed Rent
1	\$ 1500	07/02/2024	\$ 1650		\$ 1650	\$ 1650	\$ 2072
2	\$ 1500	05/01/2024	\$ 1637	05/01/2025	\$ 1637	\$ 1750	\$ 2007
3	\$ 1350	07/02/2024	\$ 1608		\$ 1608	\$ 1608	\$ 1905
	\$		\$		\$	\$	\$
	\$		\$		\$	\$	\$
	\$		\$		\$	\$	\$
	\$		\$		\$	\$	\$
	\$		\$		\$	\$	\$
	\$		\$		\$	\$	\$
	\$		\$		\$	\$	\$

_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
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_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____

XVIII. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM

The ordinance dictates that the Rent Board must presume the net operating income the landlord earned from a covered unit during calendar year 2019 yielded a fair return on investment, unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. **Complete this Section XIX and the following Sections XX and XXI only if you are seeking an adjustment in base rent due to special or peculiar circumstances.**

Check the factors below that are applicable to your claim.

- A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:
 - a. Extraordinary amounts were expended for necessary maintenance and repairs
 - b. Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
 - c. Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.
- ☒ B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:
 - ☒ a. The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
 - b. The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
 - c. The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- C. Other exceptional circumstances: (specify)

There was a family member living in unit #3 at a reduced "base year" rate of \$1350.

If the Rent Board determines that one or more of the above circumstances apply, the calculation of MNOI in Section XX will be performed with an Adjusted Gross Income, and that will be substituted for the Section XVI calculations. This figure represents the income that would have been expected absent the exceptional circumstances. Options for determining Adjusted Gross Income include, but are not limited to:

- ☒ A. Base year rents charged for any comparable units in the same building. **\$1500**
- B. The FY 2019 Fair Market Rents for Portland, ME, reported by the US Department of Housing:⁴

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$989	\$1,071	\$1,387	\$1,829	\$2,198

⁴ These values do not include the cost of utilities. If using these numbers, do not include the cost of utilities in the base year when completing the expense portion of the worksheet.

- C. An appraisal of comparable fair market rental values as of 2019 for units similar to the units that are the subject of this application which has been prepared by a Maine licensed appraiser and is attached to this application.

Actual Gross Income for 2019: \$ _____

Proposed Adjusted Gross Income for 2019: \$ _____

Briefly describe the method for obtaining the proposed income and attach any relevant documentation in support of the claim for an adjustment of base year rent.

XIX. Income and Operating Expense Worksheet With Adjustment of Base Year

Base Year **2020**

Current Year **May '24 - April '25**

Rental Income

1. Adjusted Gross Income (with Adjusted Base Year as proposed in Section XIX)	\$ 54,000	\$ 58,740
---	-----------	-----------

2. Portion Attributable to Vacancy	\$	\$
------------------------------------	----	----

Fees (indicate what fee is for):

3. Late fees	\$	\$
--------------	----	----

4. List fees, other than utilities, collected for services & amenities not included in rent	\$	\$
---	----	----

5. _____	\$	\$
----------	----	----

6. _____	\$	\$
----------	----	----

7. _____	\$	\$
----------	----	----

Other Income (list separately by type)⁵:

8. _____	\$	\$
----------	----	----

9. _____	\$	\$
----------	----	----

10. _____	\$	\$
-----------	----	----

Fees charged by landlord for Utilities

11. Gas	\$	\$
---------	----	----

12. Electricity	\$	\$
-----------------	----	----

13. Water	\$	\$
-----------	----	----

14. Sewer	\$	\$
-----------	----	----

15. Garbage & Recycling	\$	\$
-------------------------	----	----

Other Utilities (list separately by type):

16. _____	\$	\$
-----------	----	----

17. _____	\$	\$
-----------	----	----

18. TOTAL INCOME	\$ 54,000	\$ 58,740
-------------------------	------------------	------------------

(add only lines 1 and 3-17)

⁵ Interest earned by Landlord on Tenant security deposits, other interest or investment income.

XX. Calculation of Fair Return Rent Adjustment with Adjustments of Base Year Amount

Complete only if seeking an adjustment of base year rent.

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	\$ 54,000	\$ 58,740
2. Annual Operating Expenses	\$ 19,628.09	\$ 31,007.94
3. Net Annual Operating Income	\$ 34,371.91	\$ 27,732.06
4. CPI [Annual Average CPI]	2.2	2.5
5. Percent Annual Increase in CPI Base Year to Current Year		13.6363 %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ 34,385.54
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ 6,653.48
	Line 6 – Line 3 Current Year	
8. Allowable Rent Increase/Unit/Month ⁶		\$ 184.81
	Line 7 ÷ 12 ÷ # of Units	

⁶ If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XXI. Other Claims

Explain any other claims in support of this application and provide/attach any evidence in support of those claims. Please use additional pages as appropriate:

XXII. Documentation of Current Year Income & Operating Expenses

1. Organize documents by operating expense category.
2. Number each page, submitted with this Application, with the number of the Expense Category (for instance on page 7, category of Landscape Maintenance is on line 16, any documents supporting that line item would be marked p.7, 16-1, p. 7 16-2, p. 7 16-3 and so on).

XXIII. Current Tenant Information

If there are more than four affected tenants, attach additional sheet(s).

Tenant's Name   1
First Last Unit number
Mailing address if different _____ Email address 

Tenant's Name   2
First Last Unit number
Mailing address if different _____ Email address 

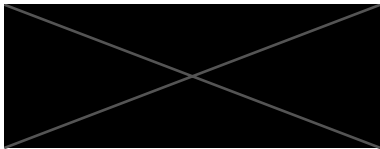
Tenant's Name   2
First Last Unit number
Mailing address if different _____ Email address: 

Tenant's Name   3
First Last Unit number
Mailing address if different _____ Email address 

XXIV. Certification

I hereby certify that the information provided is accurate to the best of my knowledge, request that any required notices be given and ask that a hearing be scheduled in front of the Rent Board to process this request for a rent increase as outlined above.

Signature of Applicant Landlord:

  05/23/25
Printed name Signature Date



9 POWSLAND ST PORTLAND
Account Number Ending in: 7873
May 16, 2024 - June 3, 2024

TD BUSINESS SOLUTIONS VISA® CARD

Page 3 of 4

Transactions					
Activity Date	Post Date	Reference Number	Description		Amount
Card Number Ending in: 7873					
May 16	May 17	92348150	LOWES #01946* PORTLAND ME		275.09
May 18	May 20	23558732	LOWES #01946* PORTLAND ME		203.64
May 20	May 21	48758870	LOWES #01946* PORTLAND ME		105.46
May 21	May 22	39939616	Rewards Statement Credit		250.00 CR
May 22	May 24	01248475	LOWES #01946* PORTLAND ME		175.76
May 23	May 24	47004739	MAINE HDWE PORTLAND ME		217.10
May 24	May 27	48002194	MAINE HDWE PORTLAND ME		392.30
May 26	May 28	08708035	THE HOME DEPOT #2401 PORTLAND ME		111.44
May 27	May 28	46058584	ANANIAS CONGRESS PORTLAND ME		40.73
May 27	May 28	42001652	MAINE HDWE PORTLAND ME		19.09
May 29	May 31	59825531	LOWES #01946* PORTLAND ME		443.66
Jun 01	Jun 03	03523844	THE HOME DEPOT #2401 PORTLAND ME		144.42
Card Number Ending in: 1554					
May 16	May 17	15208073	SQ *GLAUDE AND SON SCARBOROUGH ME		465.00
May 17	May 20	34721175	LOWES #01946* PORTLAND ME		241.57
May 17	May 20	34931798	HARBOR FREIGHT TOOLS 478 SOUTH PORTLANME		241.46
May 17	May 20	34931848	HARBOR FREIGHT TOOLS 478 SOUTH PORTLANME		65.39
May 18	May 20	23558724	LOWES #01946* PORTLAND ME		3,369.72
May 20	May 21	15836714	HARBOR FREIGHT TOOLS 478 SOUTH PORTLANME		99.09
May 21	May 22	80713980	LOWES #01946* PORTLAND ME		95.82
May 21	May 22	53350736	SQ *GLAUDE AND SON SCARBOROUGH ME		275.00
May 22	May 23	23490961	NEXT INSUR* TOOLS		146.84
May 22	May 23	23490904	WWW.NEXTINSURCA		439.33
May 22	May 23	84407305	NEXT INSUR* GEN LIAB		
May 22	May 23	84407305	WWW.NEXTINSURCA		150.00
May 23	May 24	84674872	SQ *GLAUDE AND SON SCARBOROUGH ME		
May 23	May 24	84674872	LOWES #01946* PORTLAND ME		296.15 CR
May 23	May 24	96323652	LOWES #01946* PORTLAND ME		55.70
May 23	May 24	96323660	LOWES #01946* PORTLAND ME		66.17
May 23	May 24	96323678	LOWES #01946* PORTLAND ME		481.86
May 23	May 24	85063698	LOWES #01946* PORTLAND ME		971.02
May 23	May 24	88000520	WESTBROOK MARKET WESTBROOK ME		28.58
May 23	May 24	95964447	EXXON CONGRESS STREET PORTLAND ME		50.03
May 24	May 27	43223531	LOWES #01946* PORTLAND ME		51.59
May 24	May 27	43223549	LOWES #01946* PORTLAND ME		465.25
May 24	May 27	21958268	LOWES #01946* PORTLAND ME		30.30
May 24	May 27	21958276	LOWES #01946* PORTLAND ME		55.70
May 26	May 28	39346299	LOWES #01946* PORTLAND ME		21.06
May 26	May 28	39346307	LOWES #01946* PORTLAND ME		236.93
May 26	May 28	39346364	LOWES #01946* PORTLAND ME		42.75
May 26	May 28	39346372	LOWES #01946* PORTLAND ME		69.25
May 26	May 28	39346880	LOWES #01946* PORTLAND ME		69.12 CR
May 28	May 29	27595226	LOWES #01946* PORTLAND ME		149.45
May 28	May 29	38400130	HANDYMAN EQUIP RENTALS 207-6676000 ME		134.70
May 28	May 29	38400176	HANDYMAN EQUIP RENTALS PORTLAND ME		27.50 CR

Page 4 of 4

Transactions					
Activity Date	Post Date	Reference Number	Description		Amount
May 28	May 29	38400189	HANDYMAN EQUIP RENTALS 207-6676000 ME		46.20
Fees					
TOTAL FEES FOR THIS PERIOD					\$0.00
Interest Charged					
TOTAL INTEREST FOR THIS PERIOD					\$0.00

2024 Totals Year to Date	
Total fees charged in 2024	\$0.00
Total interest charged in 2024	\$0.00

Interest Charge Calculation			
Your Annual Percentage Rate (APR) is the annual interest rate on your account.			
Type of Balance	Annual Percentage Rate (APR)	Balances Subject to Interest Rate	Interest Charge
Purchases	29.24% (v)	\$0.00	\$0.00
Cash	30.49% (v)	\$0.00	\$0.00
(v) = Variable Rate			



9 POWSLAND ST PORTLAND
Account Number Ending in: 7873
June 4, 2024 - July 3, 2024

TD BUSINESS SOLUTIONS VISA® CARD

Page 3 of 4

Transactions					
Activity Date	Post Date	Reference Number	Description		Amount
Card Number Ending in: 7873					
Jun 10	Jun 11	85258368	LOWES #01946* PORTLAND ME		9.47
Jun 10	Jun 11	85258785	LOWES #01946* PORTLAND ME		208.81 CR
Jun 20	Jun 24	05773162	THE HOME DEPOT #2406 PORTLAND ME		2,399.33
Jun 25	Jun 26	51339596	COSTCO WHSE #1657 SCARBOROUGH ME		296.42
Jun 25	Jun 26	90856321	MAINE HDWE PORTLAND ME		37.85
Jun 26	Jun 26	00053687	PAYMENT RECEIVED - THANK YOU		10,160.07 CR
Jun 30	Jul 01	03646856	MAINE HDWE PORTLAND ME		335.88
Card Number Ending in: 1554					
Jun 03	Jun 04	58479888	LOWES #01946* PORTLAND ME		2,029.83 CR
Jun 06	Jun 10	31544775	LOWES #01946* PORTLAND ME		364.90 CR
Jun 07	Jun 10	30605693	LOWES #01946* PORTLAND ME		23.67
Jun 07	Jun 10	42836744	LOWES #01946* PORTLAND ME		92.62 CR
Jun 07	Jun 10	42400254	ECOMAIN-SCALE HOUSE PORTLAND ME		35.00
Jun 07	Jun 10	42400395	ECOMAIN-SCALE HOUSE PORTLAND ME		35.00
Jun 07	Jun 10	83536591	RIVERSIDE RECYCLING PORTLAND ME		25.00
Jun 22	Jun 24	11991881	NEXT INSUR. TOOLS		73.42
Jun 22	Jun 24	15480725	WWW.NEXTINSURCA		
Jun 22	Jun 24	15480725	NEXT INSUR. GEN LIAB		223.66
Jun 22	Jun 24	15480725	WWW.NEXTINSURCA		
Fees					
TOTAL FEES FOR THIS PERIOD					\$0.00
Interest Charged					
TOTAL INTEREST FOR THIS PERIOD					\$0.00

2024 Totals Year to Date	
Total fees charged in 2024	\$0.00
Total interest charged in 2024	\$0.00

Interest Charge Calculation			
Your Annual Percentage Rate (APR) is the annual interest rate on your account.			
Type of Balance	Annual Percentage Rate (APR)	Balances Subject to Interest Rate	Interest Charge
Purchases	29.24% (v)	\$0.00	\$0.00
Cash	30.49% (v)	\$0.00	\$0.00
(v) = Variable Rate			



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T

STATEMENT OF ACCOUNT



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9 POWSLAND STREET PORTLAND LLC
62 PORTLAND RD STE 25A
KENNEBUNK ME 04043

Page:

Statement Period:

May 25 2024-Jun 2

Cust Ref #:

24

Primary Account #:

242

TD Business Convenience Plus

9 POWSLAND STREET PORTLAND LLC

Account # 242-9

ACCOUNT SUMMARY

Beginning Balance	17,700.00	Average Collected Balance	19,826.67
Deposits	3,000.00	Interest Earned This Period	0.00
Electronic Deposits	5,057.00	Interest Paid Year-to-Date	0.00
		Annual Percentage Yield Earned	0.00%
Electronic Payments	4,490.00	Days in Period	31
Ending Balance	21,267.00		

	Total for this cycle	Total Year to Date
Grace Period OD/NSF Refund	\$0.00	\$0.00

DAILY ACCOUNT ACTIVITY

Deposits

POSTING DATE	DESCRIPTION	AMOUNT
06/06	MOBILE DEPOSIT	3,000.00
	Subtotal:	3,000.00

Electronic Deposits

POSTING DATE	DESCRIPTION	AMOUNT
06/04	eTransfer Credit, Online Xfer Transfer from CK 00211	1,637.00
06/07	eTransfer Credit, Online Xfer Transfer from CK 00211	3,000.00
06/24	eTransfer Credit, Online Xfer Transfer from CK 002117	420.00
	Subtotal:	5,057.00

Electronic Payments

POSTING DATE	DESCRIPTION	AMOUNT
06/03	eTransfer Debit, Online Xfer Transfer to CK 2429606	300.00
06/06	eTransfer Debit, Online Xfer Transfer to CK 002117	3,000.00
06/10	ELECTRONIC PMT-WEB, VENMO PAYMENT 103491	500.00
06/10	ELECTRONIC PMT-WEB, VENMO PAYMENT 103493	200.00
06/14	ELECTRONIC PMT-WEB, VENMO PAYMENT 10350175	70.00
06/20	TDBANK BILL PAY CHECK, SPRAGUES LAWN CARE CHECK# 995001	420.00
	Subtotal:	4,490.00

Fence



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STATEMENT OF ACCOUNT

9 POWSLAND STREET PORTLAND LLC
62 PORTLAND RD STE 25A
KENNEBUNK ME 04043

Page: 1 of 3
Statement Period: Oct 25 2024-Nov 24 2024
Cust Ref #: [REDACTED]-717-E-***
Primary Account #: [REDACTED]

TD Business Convenience Plus

9 POWSLAND STREET PORTLAND LLC

Account # 242-[REDACTED]

ACCOUNT SUMMARY

Beginning Balance	8,883.13	Average Collected Balance	4,245.03
Deposits	1,500.00	Interest Earned This Period	0.00
Electronic Deposits	2,747.00	Interest Paid Year-to-Date	0.00
		Annual Percentage Yield Earned	0.00%
Electronic Payments	10,714.86	Days in Period	31
Ending Balance	2,415.27		

	Total for this cycle	Total Year to Date
Grace Period OD/NSF Refund	\$0.00	\$0.00

DAILY ACCOUNT ACTIVITY

Deposits

POSTING DATE	DESCRIPTION	AMOUNT
11/04	MOBILE DEPOSIT	1,500.00
	Subtotal:	1,500.00

Electronic Deposits

POSTING DATE	DESCRIPTION	AMOUNT
11/01	eTransfer Credit, Online Xfer Transfer from CK 242930 [REDACTED]	1,000.00
11/04	ACH DEPOSIT, VENMO CASHOUT 1037963 [REDACTED]	1,637.00
11/21	eTransfer Credit, Online Xfer Transfer from CK 0021 [REDACTED]	110.00
	Subtotal:	2,747.00

Electronic Payments

POSTING DATE	DESCRIPTION	AMOUNT
10/30	eTransfer Debit, Online Xfer Transfer to CK 0021 [REDACTED]	2,000.00
10/30	eTransfer Debit, Online Xfer Transfer to CC 48473834 [REDACTED]	1,592.26
11/01	TD BILL PAY SERV, CENLAR MORTGAGE ONLINE PMT TDB66 [REDACTED]	4,400.00
11/01	ACH DEBIT, FIDIUM FIBER BILLPAY FIDIUM NNE PMTS	85.03
11/12	ELECTRONIC PMT-WEB, VENMO PAYMENT 10381174 [REDACTED]	2,000.00
11/12	eTransfer Debit, Online Xfer Transfer to CC [REDACTED]	367.57

Porch



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STATEMENT OF ACCOUNT

9 POWSLAND STREET PORTLAND LLC

Page: 3 of 3
Statement Period: Jun 25 2024-Jul 24 2024
Cust Ref #: 2429719519-717-T-###
Primary Account #: 242-9719-####

DAILY ACCOUNT ACTIVITY

Electronic Payments (continued)

POSTING DATE	DESCRIPTION	AMOUNT
07/18	DBCRD PUR AP, AUT 071624 VISA DDA PUR AP DRUMMOND DRUMMOND LLP 207 7740317 * ME 4387651001	303.75
07/18	ELECTRONIC PMT-WEB, FIDIUM FIBER BILLPAY FIDIUM NNE PMTS	185.80
07/19	ACH DEBIT, HARLAND CLARKE CHK ORDERS 1709510603	45.00
07/22	ELECTRONIC PMT-TEL, LOWES SYF PAYMNT 79819242052	924.74
07/22	ELECTRONIC PMT-TEL, PORTLAND WATER UTILITY 86650	260.47
07/24	eTransfer Debit, Online Xfer Transfer to CC 4847383489817873	1,031.52
07/24	ELECTRONIC PMT-WEB, VENMO PAYMENT 10358359 Fence	550.00
Subtotal:		18,273.43

Other Withdrawals

POSTING DATE	DESCRIPTION	AMOUNT
07/02	DEBIT	1,500.00
07/16	DEBIT	200.00
Subtotal:		1,700.00

Service Charges

POSTING DATE	DESCRIPTION	AMOUNT
07/24	PAPER STATEMENT FEE	3.00
Subtotal:		3.00

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
06/24	21,267.00	07/11	7,931.85
06/26	20,892.00	07/16	7,731.85
06/27	10,731.93	07/18	7,242.30
06/28	6,406.44	07/19	7,197.30
07/02	6,543.44	07/22	1,012.09
07/09	8,043.44	07/24	9,427.57

9 POWSLAND STREET PORTLAND LLC

STATEMENT OF ACCOUNT

Page: 4 of 4
Statement Period: Sep 25 2024-Oct 24 2024
Cust Ref #: 19-717-E-***
Primary Account #: 24

9 POWSLAND STREET PORTLAND LLC
137 NOYES ST
PORTLAND, ME, 04103

144
09/26/24
19

Pay to the Order of Troy Beaulieu \$ 3,363
Three thousand three hundred sixty three and no/100 Dollars

TD Bank
America's Most Convenient Bank®

For [Redacted]

#144 09/26 \$3,363.00

9 POWSLAND STREET PORTLAND LLC
137 NOYES ST
PORTLAND, ME, 04103

146
10/16/24
19

Pay to the Order of Beaulieu Builders \$ 20,000
Twenty thousand dollars and no/100 Dollars

TD Bank
America's Most Convenient Bank®

For [Redacted]

#146 10/16 \$20,000.00

Porches

9 POWSLAND STREET PORTLAND LLC

STATEMENT OF ACCOUNT

Page: 3 of 4
Statement Period: Sep 25 2024-Oct 24 2024
Cust Ref #: 242-7-E-***
Primary Account #: 24

DAILY ACCOUNT ACTIVITY

Electronic Payments

POSTING DATE	DESCRIPTION	AMOUNT
09/25	ELECTRONIC PMT-WEB, FIDUM FIBER BILLPAY FIDUM NNE PMTS	155.00
10/03	TD BILL PAY SERV, CENLAR MORTGAGE ONLINE PMT TDB6697	4,400.00
10/23	ELECTRONIC PMT-WEB, VENMO PAYMENT 103773543	620.00
10/23	ELECTRONIC PMT-WEB, VENMO PAYMENT 10377357	200.00
Subtotal:		5,375.00

DAILY BALANCE SUMMARY

BALANCE
3,003.12

9 POWSLAND STREET PORTLAND LLC

STATEMENT OF ACCOUNT

Page: 4 of 4
Statement Period: Nov 25 2024-Dec 24 2024
Cust Ref #: 242971-***
Primary Account #: 24

9 POWSLAND STREET PORTLAND LLC
137 NOYES ST
PORTLAND, ME, 04103

102
12/05/24
19

Pay to the Order of Troy Beaulieu \$ 5,000
Five thousand dollars and no/100 Dollars

TD Bank
America's Most Convenient Bank®

For Deck [Redacted]

#102 12/05 \$5,000.00

Porches

**CITY OF PORTLAND**389 CONGRESS ST
PORTLAND, ME 04101

For the fiscal year July 01, 2024 to June 30, 2025

BILL #: 2512098
ACCOUNT #: 104512
PARCEL ID #: 190-J-003-001
LOCATION: 9 POWSLAND ST

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	7.880	\$4,265.44
COUNTY	0.560	\$303.13
MUNICIPAL	6.570	\$3,556.34
TOTAL	15.010	\$8,124.91

**THIS IS THE ONLY BILL
YOU WILL RECEIVE****FY25 REAL ESTATE TAX BILL**

BILLING INFORMATION	
LAND VALUE	\$77,400
BUILDING VALUE	\$463,900
TOTAL VALUE	\$541,300
EXEMPTIONS	\$0
TAXABLE VALUE	\$541,300
TAX RATE	15.010
TOTAL TAX	\$8,124.91
PAYMENTS/CREDITS	\$0.00
ABATEMENT/ADJUST	\$0.00
TAX DUE	\$8,124.91

DATE DUE	AMOUNT DUE
10/18/2024	\$4,062.46
03/14/2025	\$4,062.45



Assessed Property Description:

190-J-3
POWSLAND ST 95500 SF
Acres: 0.126

Owner of Record as of: April 1, 2024

**INTEREST AT 8% PER ANNUM CHARGED BEGINNING 10/19/2024 AND 03/15/2025.****TAXPAYER'S NOTICE**Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st.
For this tax bill, that date is April 1, 2024.**IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER.
THIS IS ONLY FOR THE CURRENT FISCAL YEAR****INFORMATION****Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.7% higher. The current City and School bonded indebtedness is \$374,509,262.**
For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.**REMITTANCE INSTRUCTIONS****THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.**

Please make check or money order payable to City of Portland and mail to:

**City of Portland Treasury
PO Box 16050
Lewiston, ME 04243-9533**For payments in person, please go to the Treasury Office located in Room 102 of City Hall.
If your bank or mortgage company pays your taxes, please review and forward a copy of this bill to them.**FY25 REAL ESTATE TAX BILL**THIS STUB MUST BE RETURNED WITH YOUR **SECOND** PAYMENT**CITY OF PORTLAND TREASURY
PO Box 16050
LEWISTON, ME 04243**BILL #: 2512098
ACCOUNT #: 108286
PARCEL ID #: 190-J-003-001INTEREST AT 8% CHARGED
BEGINNING 03/15/2025

DATE DUE	AMOUNT DUE
03/14/2025	\$4,062.45



AMOUNT PAID \$ _____

208202550251209812600004062451

☐ OWNER / ADDRESS CHANGE?
CHECK HERE AND NOTE CHANGES ON BACK.**FY25 REAL ESTATE TAX BILL**THIS STUB MUST BE RETURNED WITH YOUR **FIRST** PAYMENT**CITY OF PORTLAND TREASURY
PO Box 16050
LEWISTON, ME 04243**BILL #: 2512098
ACCOUNT #: 108286
PARCEL ID #: 190-J-003-001INTEREST AT 8% CHARGED
BEGINNING 10/19/2024

DATE DUE	AMOUNT DUE
10/18/2024	\$4,062.46



AMOUNT PAID \$ _____

208202550251209811800004062469

☐ OWNER / ADDRESS CHANGE?
CHECK HERE AND NOTE CHANGES ON BACK.

9 Powsland Street Portland LLC 2024 Capital Improvements				
	Improvements			acct#
5/16/24	\$ (1,000)	M paint supplies - fence Venmo		5783
5/16/24	\$ (500)	M fence advance Venmo		5783
5/17/24	\$ (275)	Lowe's		
5/20/24	\$ (204)	Lowe's		
5/20/24	\$ (242)	Lowe's		
5/21/24	\$ (200)	M fence Venmo		5783
5/29/24	\$ (135)	Handyman Equip Rentals		
5/29/24	\$ (46)	Handyman Equip Rentals		
5/31/24	\$ (1,500)	M fence Venmo		5783
6/8/24	\$ (1,500)	B driveway		
6/8/24	\$ (500)	Mv fence Venmo		9519
6/10/24	\$ (200)	M fence Venmo		9519
6/14/24	\$ (70)	M fence Venmo		9519
6/24/24	\$ (2,399)	The Home Depot		
7/22/24	\$ (5,000)	Deck		Check #141
7/24/24	\$ (550)	M fence Venmo		9519
8/17/2024	\$ (800)	Decks eng. dep. T via K Venmo		5783
9/25/2024	\$ (2,000)	Decks design T via KBC Venmo		5783
9/26/2024	\$ (3,363)	Decks		
10/16/2024	\$ (20,000)	Decks		
10/22/2024	\$ (620)	Windows N Venmo		9519
10/29/24	\$ (2,000)	Decks T via KBC Venmo		5783
11/8/24	\$ (2,000)	Porch T Venmo		9519
12/5/2024	\$ (5,000)	T Deck		
	Improvements			
	\$ (50,104)			

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

Date of Hearing:

June 25, 2025

Owner Name and Address:

Timothy Trujillo & Daniel Alrick
61 Central Ave
San Francisco, CA 94117

Property Address and Unit:

142 Massachusetts Ave

CBL:

186A-019-001

Tenants/Interested Parties:

Yes

City of Portland Permitting and Inspections Department Landlord
Worksheet/Petition for Rent Board Approved Increase Rent Increase using
Fair Return Standard: Maintenance of Net Operating Income (MNOI)

Note to Applicants

All information and documentation provided in this application will be made available to the public, pursuant to applicable public access laws in the State of Maine. An Applicant may choose to redact sensitive information contained herein, including, but not limited to bank account information, debit card or credit card information, government-issued identification information, personal contact information such as phone numbers, email addresses, tenant or employee names, or other personally identifying information. The Rent Board may act within its authority to request any additional information it deems pertinent to the application at hand.

Introductory Information

A landlord is entitled to a fair return on investment, which means an amount sufficient to allow a just and reasonable rate of return, to encourage the investment of capital in the rental housing market, to fairly compensate investors for the risks they have assumed, and to achieve minimum constitutionally protected standards.

Pursuant to the Rent Control Ordinance, the fair return on investment must be calculated using Maintenance of Net Operating Income (MNOI). This methodology presumes the net operating income the landlord earned from a Covered unit during the calendar year 2019 yielded a fair return on investment unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. To qualify for an MNOI increase, the landlord has to file this application for a hearing by the Rent Board.

1. Presumption of Base Year Net Operating Income

It shall be presumed that the net operating income received by the landlord during the calendar year 2019 (the Base Year) yielded a Fair Return on investment. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

2. Fair Return

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

3. Base Year:

- a. Calendar year 2019 is the Base Year.
- b. In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.
- c. Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

4. Current Year

The "current year" shall be the calendar year preceding the petition.

5. CPI (Consumer Price Index)

The annual CPI for the current year for All Urban Consumers for the Greater Boston Metro area (All Urban Consumers, All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

6. Limits of Allowable Rent Increases in Any One Year

If the amount of any rent increase granted pursuant to a fair return petition exceeds 10%, the portion in excess of 10% shall be deferred to the next year or years following the procedure for Banked Rent.

General Information About the Property

Street Address: 142 Massachusetts Ave

Parcel Numbers(s): 186A E019001

Year Property Purchased by Current Owner: 2024

Total Number of Units on the Property: 1

Total Number of Units Affected by Proposed Rent Increase: 1

Are there Rental Units that are Partially or Fully Exempt (circle)? Yes (No)

If yes, number of Exempt Rental Units and Basis for Exemption: _____

I. Landlord Information

Name: Bethany Turon

Phone(s): (207) 344-8052

Business Address: 580 Stackpole Rd

City, State, Zip: Durham, ME 04222

Business E-mail: bethany@bigskypropertiesmaine.com

II. Agent Information (if applicable)

Name: _____

Phone(s): _____

Business Address: _____

City, State, Zip: _____

Business E-mail: _____

III. Services

Please check the applicable box to identify the manner in which each service is paid.

	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas	☐	☒	☐
Electricity	☐	☒	☐
Water	☐	☒	☐
Sewer	☐	☒	☐
Garbage	☐	☒	☐
Other:	☐	☐	☐

IV. Changes to Services

Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge.

If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:

V. Income and Expense Explanation and Calculation

Calculation of Net Operating Income

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

Gross Rental Income

Gross rental income includes:

- Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.
If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.
- Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

Gross rental income shall not include:

- Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

VI. Operating Expenses

Operating expenses include reasonable costs of operation and maintenance of the Rental Unit, including:

- Management Expenses;
- Utility Costs except a utility that are paid directly by the tenant(s);
- Real Property Taxes Assessed and Paid;
- Insurance;
- License, Registration and other Public Fees;
- Landlord-performed Labor;
- Legal Expenses;
- The Amortized Costs of Capital Improvements; and
- Other Reasonable Operating Expenses.

Operating expenses shall not include the following:

- Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
- Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
- Land lease expenses;
- Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
- Depreciation;
- Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
- Unreasonable increases in expenses since the Base Year;
- Expenses associated with the provision of master-metered gas and electricity services;

- Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
- Unreasonable Expenses.

Claim for Base Rent Adjustment

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough to show that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete Section XIX, Claim for Adjustment of Base Year Net Operating Income and Associated Rent Adjusted Claim at the end of this Application.

Check here ☐ if a claim for a Base Year Rent Adjustment is included in this application and complete Section XVIII of this Application.

VII. Income Worksheet

	Base Year (2019) ¹	Current Year (2024)
Rental Income		
1. Gross scheduled rental income (total for the calendar year) including uncollected rent.	\$ <u>31,200</u>	\$ <u>40,800</u>
2. Portion Attributable to Vacancy	\$ _____	\$ _____
Fees (indicate what fee is for):		
3. Late fees	\$ _____	\$ _____
4. List fees, other than utilities, collected for services & amenities not included in rent	\$ _____	\$ _____
5. _____	\$ _____	\$ _____
6. _____	\$ _____	\$ _____
7. _____	\$ _____	\$ _____
Other Income (list separately by type)²:		
8. _____	\$ _____	\$ _____
9. _____	\$ _____	\$ _____
10. _____	\$ _____	\$ _____
Fees charged by landlord for Utilities		
11. Gas	\$ _____	\$ _____
12. Electricity	\$ _____	\$ _____
13. Water	\$ _____	\$ _____
14. Sewer	\$ _____	\$ _____
15. Garbage & Recycling	\$ _____	\$ _____
Other Utilities (list separately by type):		
16. _____	\$ _____	\$ _____
17. _____	\$ _____	\$ _____
18. TOTAL INCOME	\$ <u>31,200</u>	\$ <u>40,800</u>

(add only lines 1 and 3-17)

¹ or an alternative year in the event of extenuating circumstances.

² Interest earned by Landlord on Tenant security deposits, other interest, or investment income.

VIII. Operating Expense Worksheet

Additional operating expense items can be listed for this worksheet using separate page(s) as needed.

	Base Year (2019)	Current Year (2024)
1. Assessments	\$ _____	\$ _____
2. Real Property Taxes	\$ <u>4,410</u>	\$ <u>6,596.37 (est.)</u>
3. License Tax/Fee	\$ _____	\$ _____
4. Rent Board Registration Fees	\$ _____	\$ <u>47.50</u>
5. Insurance	\$ <u>1,295 (est.)</u>	\$ <u>1,720.00</u>
6. Accounting	\$ _____	\$ _____
7. Legal (explain types of legal expenses)	\$ _____	\$ _____
8. Manager /Management Services	\$ _____	\$ <u>3,264.00</u>
9. Security	\$ _____	\$ _____
10. Office Supplies	\$ _____	\$ _____
12. Normal Repairs	\$ _____	\$ <u>2,302.16</u>
13. Owner-Performed Labor	\$ _____	\$ _____
14. Plumbing Maintenance	\$ _____	\$ _____
15. Pool Maintenance	\$ _____	\$ _____
16. Landscape Maintenance/snow removal	\$ _____	\$ <u>290.00</u>
17. Other Maintenance	\$ _____	\$ <u>3,000.00</u>
18. Parking Lot/Street Maintenance	\$ _____	\$ _____
19. Gas (separately metered only)	\$ _____	\$ _____
20. Electricity (separately metered only)	\$ _____	\$ _____
21. Water	\$ _____	\$ _____
22. Sewer	\$ _____	\$ _____
23. Amortized portion of Capital Expense (see Sections X, XI and XII column (i))	\$ _____	\$ <u>2,148.28</u>
24. Vandalism Repairs	\$ _____	\$ _____
25. Uninsured Damages	\$ _____	\$ _____
27. TOTAL OPERATING EXPENSES	\$ <u>5,705</u>	\$ <u>19,369.31</u>

IX. Allowances for Capital Improvements

Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit.

Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the City, as provided in Section XI, unless it is determined that an alternate period is justified based on the evidence presented at the Rent Board hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of Portland Code or state law where the original installation of the improvement was not in compliance with code requirements.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on March 1, 2023 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 years (120 months)	\$26,500.52	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

X. Amortization Period of Capital Improvements/Expenses

In amortizing capital improvements/ expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.

	Years
Appliances	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Basic Items	
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5

	Years
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
Structural Repair and Retrofitting	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
Fencing	
Chain	10
Block	10
Wood	10

	Years
Fire Systems	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10
Flooring/Floor Covering	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
Fumigation Tenting*	5
Furniture	5
Automatic Garage Door Openers*	10
Gates	
Chain Link	10
Wrought Iron	10
Wood	10

	Years
Glass	
Windows*	5
Doors*	5
Mirrors	5
Heating*	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
Landscaping	
Planting	10
Sprinklers	10
Tree Replacement	10
Lighting	

	Years
Interior*	10
Exterior*	5
Exterior	
Locks*	10
Mailboxes*	10
Meters*	10
Plumbing	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5
Painting	
Interior	5
Exterior	5
Paving	
Asphalt	10
Cement	10

	Years
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
Roofing*	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
Security*	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10

	Years
Tilework	10
Wallpaper	5
Window Coverings*	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The * items are likely capital improvements. Other items may depend on the circumstances.

Completed Capital Improvement and Expense Worksheet (~~Current~~ ^{Base} Year)

This list may include any capital expenses that are still being amortized in the current year. For example, if a roof was replaced last year, the amortized portion may be counted in the current year.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Total for Current Year [add amounts in column (d)]: \$ _____

Annual Cost for Current Year [add amounts in column (i)]: \$ _____

XI. Interest Allowance on Capital Improvements

If an amount was reported as an amortized portion of expenses on Section IX, Operating Expense Worksheet, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmms/archive.html>

Please use the Microsoft Excel version of this page (available from the Housing Safety Office) or an online amortization calculator to ensure that your numbers are correct.

Completed Capital Improvement and Expense Worksheet (Current Base Year)

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
1	Interior painting	1	\$ 2,475	8.86%	5	\$ 597.54	\$ 3072.52	\$ 614.50	\$ 51.21	\$ 51.21
2	Roofing	1	\$ 1,191.17	8.86%	10	\$ 762.04	\$ 2,253.21	\$ 225.32	\$ 18.78	\$ 18.78
3	Garbage Disposal	1	\$ 117.80	8.86%	5	\$ 28.44	\$ 146.24	\$ 29.25	\$ 2.44	\$ 2.44
4	Counters	1	\$ 4,337.73	8.86%	10	\$ 2206.72	\$ 6,554.45	\$ 655.45	\$ 54.62	\$ 54.62
5	Flooring-linoleum	1	\$ 685.95	8.86%	10	\$ 350.54	\$ 1,036.49	\$ 103.65	\$ 8.64	\$ 8.64
6	Tile-backsplash	1	\$ 556.24	8.86%	10	\$ 284.26	\$ 840.50	\$ 84.05	\$ 7.00	\$ 7.00
	7 Cabinetry Fixtures							196.57	16.38	16.38
	8 Lighting							239.49	19.96	19.96

*Use the amortization table in this Attachment and the information about interest rates.

Total for Base Year [add amounts in column (d)]: \$ 12,549.79

Annual Cost for Base Year [add amounts in column (i)]: \$ 2,148.28

XII. Blank Worksheet (Optional – Available for Petitioner Use)

XIII. Owner-Performed Labor

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

Owner Performed Labor – Base Year

Date (or Range)	Hours	Hourly Rate	Units Impacted	Type of Work
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Owner Performed Labor – Current Year

Date	Hours	Hourly Rate	Units Impacted	Type of Work
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

XIV. Planned Capital Improvements

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description and Expected Date of Completion	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
<u>1</u>	<u>Stove/Oven</u>	<u>1</u>	<u>\$ 650</u>	<u>8.86 %</u>	<u>5</u>	<u>\$ 156.93</u>	<u>\$ 806.93</u>	<u>\$ 161.39</u>	<u>\$ 13.45</u>	<u>\$ 13.45</u>
<u>2</u>	<u>Electrical upgrade</u>	<u>1</u>	<u>\$ 2,500</u>	<u>8.86 %</u>	<u>10</u>	<u>\$ 1,777.58</u>	<u>\$ 3,777.58</u>	<u>\$ 377.76</u>	<u>\$ 31.50</u>	<u>\$ 31.50</u>
—	—	—	\$ —	— %	—	\$ —	\$ —	\$ —	\$ —	\$ —
—	—	—	\$ —	— %	—	\$ —	\$ —	\$ —	\$ —	\$ —
—	—	—	\$ —	— %	—	\$ —	\$ —	\$ —	\$ —	\$ —

*Use the amortization table in this Attachment and the information about interest rates.

Proposed Capital Expenses [add amounts in column (d)]: \$ 3,150

Annual Cost for Proposed Capital Expenses [add amounts in column (i)]: \$ 539.15

XV. Net Operating Income (NOI)

Net Operating Income = Income – Operating Expenses

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	\$ <u>33,600</u>	\$ <u>40,800</u>
2. Annual Operating Expenses	\$ <u>5,705</u>	\$ <u>19,369.31</u>
3. Net Annual Operating Income	\$ <u>27,895</u>	\$ <u>21,431.69</u>
4. CPI [Annual Average CPI]	281.082	336.376
5. Percent Annual Increase in CPI Base Year to Current Year		<u>19.67</u> %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ <u>33,382.46</u>
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ <u>5,487.46</u>
	Line 6 – Line 3 Current Year	
8. Allowable Rent Increase/Unit/Month ³		\$ <u>457.29</u>
	Line 7 ÷ 12 ÷ # of Units	

³ If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XVI. Monthly Rent Worksheet

List the monthly rent, including all fees, charged each tenant, for the twelve (12) months preceding the date of the petition. If the rent was raised during the twelve-month period preceding the petition, including the amount of any fees, list each rent charged and indicate the date each raise was implemented. Provide the year and amount of any unused (banked) Annual Increase Percentage (AIP), Tax Rate Rent Adjustment (prior to 2023), or New Tenancy, or any other rent increase authorized by the Rent Board that have been banked with proper notice to each tenant for future rent increases.

Unit #	Rent	AIP & New Tenant Increase	Date of Increase	AIP & New Tenant Taken (%)	AIP & New Tenant Deferred (%)	Other Charges (Please specify)	Comment
<u>1</u>	<u>\$ 2800</u>	<u>\$ 293.80</u>	<u>11/01/2023</u>	<u>11.3</u> %	<u>3.61</u> %	<u>\$</u>	
<u> </u>	<u>\$</u>	<u>\$</u>	<u> </u>	<u> </u> %	<u> </u> %	<u>\$</u>	
<u> </u>	<u>\$</u>	<u>\$</u>	<u> </u>	<u> </u> %	<u> </u> %	<u>\$</u>	
<u> </u>	<u>\$</u>	<u>\$</u>	<u> </u>	<u> </u> %	<u> </u> %	<u>\$</u>	
<u> </u>	<u>\$</u>	<u>\$</u>	<u> </u>	<u> </u> %	<u> </u> %	<u>\$</u>	
<u> </u>	<u>\$</u>	<u>\$</u>	<u> </u>	<u> </u> %	<u> </u> %	<u>\$</u>	
<u> </u>	<u>\$</u>	<u>\$</u>	<u> </u>	<u> </u> %	<u> </u> %	<u>\$</u>	
<u> </u>	<u>\$</u>	<u>\$</u>	<u> </u>	<u> </u> %	<u> </u> %	<u>\$</u>	

_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____

XVII. Proposed Adjustment Worksheet

Use the worksheet below to document current and proposed rents on a per-unit basis. MNOI increases should be distributed on a per capita basis or proportionally to the square footage or costs and expenses attributed to each unit.

Indicate method of allocation: _____

Unit #	Base Period Rent Year (2019)	Date Tenancy Commenced (mm/dd/yyyy)	Initial Rent of Current Tenant/s	Date of Last Rent Increase (mm/dd/yyyy)	Rent used in Current Year Income Calculation	Rent as of Date Petition Submitted	Proposed Rent
<u>1</u>	\$ <u>2,600</u>	<u>11/01/2021</u>	\$ <u>3,400</u>	<u>03/01/2025</u>	\$ <u>3,400</u>	\$ <u>3,400</u>	\$ <u>3,400</u>
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____

_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____

XXII. Documentation of Current Year Income & Operating Expenses

1. Organize documents by operating expense category.
2. Number each page, submitted with this Application, with the number of the Expense Category (for instance on page 7, category of Landscape Maintenance is on line 16, any documents supporting that line item would be marked p.7, 16-1, p. 7 16-2, p. 7 16-3 and so on).

XXIII. Current Tenant Information

If there are more than four affected tenants, attach additional sheet(s).

Tenant's Name Brettany Blatchley _____
First Last Unit number
Mailing address if different _____ Email address: blatchley@gmail.com

Tenant's Name Joshua Blatchley _____
First Last Unit number
Mailing address if different _____ Email address: josh.blatchley.com

Tenant's Name _____
First Last Unit number
Mailing address if different _____ Email address: _____

Tenant's Name _____
First Last Unit number
Mailing address if different _____ Email address: _____

XXIV. Certification

I hereby certify that the information provided is accurate to the best of my knowledge, request that any required notices be given and ask that a hearing be scheduled in front of the Rent Board to process this request for a rent increase as outlined above.

Signature of Applicant Landlord:

Timothy Trujillo [Signature] 6-3-25

Printed name

Signature

Date

Real Property Taxes

P.1 2 - 1

Estimated Property Costs over Year 1	\$6,596.37	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
--------------------------------------	------------	--

Rent Board Registration Fees

P.1 4 - 1



City of Portland, ME

Payment Confirmation

Payment Date		Sunday, March 23, 2025		
Order Number		75413		
Line Items				
Invoice #	Item Description	Quantity	Unit Price	Total Price
INV-00115655	NONE	1	\$47.50	\$47.50
Item Total		\$47.50		
Convenience Fee		\$1.19		
Order Total		\$48.69		

Thank you for your payment,

City of Portland, ME

Insurance

P.2 5 - 1



LOTFEY-DENNETT INSURANCE BROKERS

Lotfey-Dennett Insurance Brokers
nick@lotfeydennett.com
207-370-6773
500 Washington Ave
Third Floor
Portland, ME 04103

CONTACT US 

Home Policies Documents Certificates Payments Products

ALL POLICIES

Make A Payment Request a Change

Business Owners Policy Policy

by Union Mutual Ins Co

Named Insured(s)	Policy Term	Premium
Timothy Trujillo & Daniel Alrick	12/2/2024 to 12/2/2025	\$1,746.00

Management Services

P.2 8 - 1

AccountLedger.pdf
Page 3 of 3 — Edited

02/20/2025	Portland Irv Congress Sportland	Utilities - Oil/Gas	1.20
02/21/2025	- - -	Repairs	220.00
02/21/2025	U-Haul	Utilities - Trash	8.07
02/27/2025	Lowe's	Repairs	126.78
02/28/2025	- - -	Repairs	3,611.85
02/28/2025	Lowe's	Repairs	22.78
03/01/2025	- - -	Management Fees	272.00
03/01/2025	- - -	Repairs	165.00

Landscape Maintenance / Snow removal

P.2 16 - 1

AccountLedger.pdf
Page 3 of 3 — Edited

03/02/2025	Pros In Pink	Yard & Snow Care	290.00
03/07/2025	Lowe's	Repairs	28.80

Amortized portion of Capital Expense

P.3 23 - 1

venmo



You paid MARK ALIANO

\$4337⁷³

142 Massachusetts countertops

See transaction

Transaction details

Date

Jan 08, 2025

Transaction ID

4241516321223821479

Payment Method

card,

This charge will appear on your card statement as VENMO for \$4,467.86, including a \$130.13 fee.

P.4 23 - 2



Thank You for Shopping at Lowe's

We hope you enjoy your new purchase!

Dear Timothy,

Thank you for shopping at Lowe's. The following is a copy of your sales receipt. If you have any questions, please call Lowe's Customer Care at 1-800-44-LOWES (56937).

Sincerely,
Lowe's Customer Care

Sold To	Sold From	Order Information
Timothy Trujillo	LOWE'S OF PORTLAND, ME	Location: 1946
truj9@yahoo.com	1058 BRIGHTON AVENUE	Order Date: 12/17/2024
5056100935	PORTLAND, ME 04102	Invoice #: 70027
	2074822800	Order #: 300901353240184783

Item #	Item Description	Model #	Qty.	UoM	Load Indicator	Unit Price	Ext. Price
5375598	Cassidy 30-in White Single Sink Bathroom Vanity with White Cultured Marble Top	C30W30318	1		PL	\$399.00	\$399.00
5987284	Cauley 30-in Deep Blue Single Sink Bathroom Vanity with White Cultured Marble Top	CU30P2-DB	1		PL	\$499.00	\$499.00
# of Items Discounted: 0 Total Savings : \$0.00							

Fulfillment Information	Tender Information	Payment Information
Location: 1946	VISA 9838 : \$947.39	Subtotal: \$898.00
Sales Date: 01/05/2025		Shipping / Delivery: \$0.00
Fulfillment #: 86303		Total Tax: \$49.39
		Total: \$947.39

P.5 23 - 3

Dear Timothy,

Thank you for shopping at Lowe's. The following is a copy of your sales receipt. If you have any questions, please call Lowe's Customer Care at 1-800-44-LOWES (56937).

Sincerely,
Lowe's Customer Care

Sold To	Sold From	Order Information
Timothy Trujillo truj9@yahoo.com 5056100935	LOWE'S OF PORTLAND, ME 1058 BRIGHTON AVENUE PORTLAND, ME 04102 2074822800	Location: 1946 Order Date: 12/17/2024 Invoice #: 70027 Order #: 300901353240184783

Item #	Item Description	Model #	Qty.	UoM	Load Indicator	Unit Price	Ext. Price
5233922	Meridian 4-Light Brushed Nickel Semi mount light	51085-91	1		PL	\$127.74	\$127.74
# of Items Discounted: 0 Total Savings : \$0.00							

Fulfillment Information	Tender Information	Payment Information
Location: 1946 Sales Date: 01/05/2025 Fulfillment #: 86267	VISA 9838 : \$134.77	Subtotal: \$127.74 Shipping / Delivery: \$0.00 Total Tax: \$7.03 Total: \$134.77

P.6 23 - 4



Thank You for Shopping at Lowe's

We hope you enjoy your new purchase!

Dear Timothy,

Thank you for shopping at Lowe's. The following is a copy of your sales receipt. If you have any questions, please call Lowe's Customer Care at 1-800-44-LOWES (56937).

Sincerely,
Lowe's Customer Care

Sold To	Sold From	Order Information
Timothy Trujillo	LOWE'S OF PORTLAND, ME	Location: 1946
truj9@yahoo.com	1058 BRIGHTON AVENUE	Order Date: 12/17/2024
5056100935	PORTLAND, ME 04102	Invoice #: 70027
	2074822800	Order #: 300901353240184783

Item #	Item Description	Model #	Qty.	UoM	Load Indicator	Unit Price	Ext. Price
5271108	Geist Spotshield Brushed Nickel Widespread 2-Handle WaterSense Bathroom Sink Faucet with Drain	35864LF-SP	1		PL	\$124.31	\$124.31
# of Items Discounted: 0 Total Savings : \$0.00							

Fulfillment Information	Tender Information	Payment Information
Location: 1946	VISA 9838 : \$131.15	Subtotal: \$124.31
Sales Date: 01/05/2025		Shipping / Delivery: \$0.00
Fulfillment #: 86288		Total Tax: \$6.84
		Total: \$131.15

P.7 23 - 5

142 Mass Ave Roof Repair		
Transaction Details		
Transaction ID		Transaction date
4SD57680RJ569964E		January 16, 2025
Money sent		\$1,400.00 USD
Fee		\$0.00 USD
Paid with:		
PayPal balance		\$973.63 USD
BANGOR SAVINGS BANK		\$426.37 USD
You paid		\$1,400.00 USD
Trevor Munsey will receive		\$1,400.00 USD

P.8 23 - 6

1/16/25, 12:02 AM

Order Details



Transaction Details: #604508267
Placed January 15, 2025 | \$91.17

Completed

Completed Date: Today

Portland Lowe's
1058 BRIGHTON AVENUE,
Portland, ME, 04102

TruDefinition Duration Desert Rose Laminated Architectural Roof Shingles

~~\$99.96~~ \$86.42

(32.8-sq ft per Bundle)

Saved \$4.54 with Lba Percent Discount

Item #5322287 Model #1299611

\$45.48 /ea. QTY 2

Payment Method

LBA Card
**** * 1266

Order Summary (2 items)

PO / Job Name	mass ave
Subtotal	\$86.42
Tax	\$4.75
Total Billed	\$91.17

P.9 23 - 7


The Home Depot
 Order #WG78207247 Received: Thank you for shopping with us!
 To: Tim Trujillo

Rehab December 17, 2024



Thanks for your order!
 We're processing your order and we'll let you know when it's been shipped.

Manage my order

Order Summary
 Order Number: [WG78207247](#)
 Order Date: December 17, 2024
 Job/PO Number: 142 Massachusetts Ave

 **Delivery**

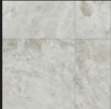
All items



Hermitage Bath Sight 24 in. W. x 30 in. H Rectangular Framed Wall Bathroom Vanity Mirror in Brushed Nickel
 Store SKU #1011876714
 Internet #329385203
 1 x \$95.00 **\$95.00**



Bel Air Lighting Edwards 1-Light Pewter Indoor Wall Sconce Light Fixture with Frosted Glass Shade
 Store SKU #1000295692
 Internet #204216592
 2 x \$36.47 **\$72.94**



TrafficMaster White Marble Residential Vinyl Sheet Flooring 12ft. Wide x Cut to Length
 Store SKU #1001107266
 Internet #205610178
 31 x \$8.91 **\$276.21**



KAWOTI 30.3 in. 4-Light Brushed Nickel Bathroom Vanity Light with Clear Glass Shades
 Store SKU #1011964480
 Internet #331020259
 1 x \$79.97 **\$79.97**

P.10 23 - 8



WE LOVE WHAT YOU ORDERED
and we can't wait to make it yours!

If you have any questions about your order please email us at info@tilebar.com. You can also call us at 888-541-3840, Monday - Thursday, 9 am - 7 pm ET, Fridays 9 am - 5 pm ET, and Saturday - Sunday 10 am - 3 pm ET.

Below is your order confirmation. Thanks and hope to see you again!

Your Order #102524588 (placed on Dec 17, 2024, 9:37:39 PM)

Billing Information:

Ashley Raab
142 Massachusetts Ave (backsplash)
8 Acorn St
Sanford, Maine, 04073
United States
T: 2076304264

Payment Method:

Pay With Card
Card Type Visa
Card Number 4xxxxxxxxxxx9838
Amount 253.74

Shipping Information:

Ashley Raab
142 Massachusetts Ave (backsplash)
8 Acorn St
Sanford, Maine, 04073
United States
T: 2076304264

Shipping Method:

Standard Shipping - Economy Shipping

Item in your order	Price	Qty	Subtotal
Portmore White 3x8 Glossy Ceramic Subway Tile	\$53.53 / box	4	\$214.12
	\$9.95 / sq. ft.		
	Subtotal		\$214.12
	Shipping & Handling		\$27.84
	Tax		\$11.78
	Grand Total		\$253.74

P.11 23 - 9

JOSS & MAIN

This is an automated message from Joss & Main. Please do not reply to this email.

We love the item you chose!

Order Details:

Order #: 4346978532 Total:
\$146.65

Estimated Delivery Date(s):

- Thu, Jan 2

Delivery Address: Ashley Raab

8 Acorn Street Sanford, Maine
04073-3308

[VIEW OR UPDATE ORDER](#)

Estimated Delivery:



Briella 2-Light 13" Flush Mount

Qty: 1

Fixture Finish: Satin Nickel

Price: \$139.00

Payment Summary

Subtotal (1 Item): \$139.00

Shipping: \$0.00

Tax: \$7.65

Total: \$146.65

VISA|****9838 \$146.65

P.12 23 - 10

Amount	\$2,475.00			
Memo	142 Massachusetts Ave Paint			
Transfer				
 Accounts	 Make a Tran...	 Cards	 Check Deposit	 More

P.13 23 - 11

Delivery 1 of 1

Estimated Delivery: **Thursday, December 19****Item:**

52" Kemp 3 - Blade LED Standard
Ceiling Fan with Remote Control
and Light Kit Included

Finish: White with Beige Blades

Qty: 2

Price: \$349.98

Add Assembly for \$203.98

Payment Summary

Subtotal (1 Item):	\$349.98
Shipping:	\$0.00
Tax:	\$19.25
Total:	\$369.23
VISA ****9838	\$369.23

P.14 23 - 12

 Order Information	
Order number	468029649
Order date	Tuesday, December 17, 2024 9:50pm EST

 Home delivery	
Delivery address	Billing address
Ashely Raab	Timothy Trujillo
8 Acorn St	61 Central Ave
Sanford	Apt 8
ME	San Francisco
04073	CA
trujillt@gene.com	94117
+15056100935	trujillt@gene.com
	+15056100935

 Parcel delivery.
Estimated delivery date: Monday, December 23, 2024 9:00am EST - 5:00pm EST

Items purchased	Quantity	Subtotal
 VINDÖGA pendant lamp \$69.99 14 " bamboo/handmade Article no: 405.536.97	1	\$69.99
Subtotal		\$69.99
Delivery charge		\$10.00
Total excluding tax		\$79.99 \$3.85
Total including tax		\$83.84
Payment with VISA debit/credit card *****9838		\$83.84

P.15 23 - 13 (light fixture)



[Furniture](#) | [Bedding](#) | [Bath](#) | [Kitchen](#) | [Sales & Deals](#)



thanks for your order

We're on it! We'll send you another email as soon as your order ships.

Order Number:

448058567

Order Date:

12/17/2024

Shipping To:

8 Acorn St, Sanford, ME 04073-3308 US

Order Total: \$166.63

Item(s): 1

[View or Manage Order Details](#)

Normal Repairs / Other Maintenance / Amortized portion of Capital Expenses

The property management ledger does not allow me to illustratively break out each line item for all of the labor involved with everything listed above in this document. The costs have been separated accordingly but the best I can do is take screenshots showing the amount of repairs that have taken place over the last five months.

P.16 12/17/23 - 1

Big Sky Property Management LLC
580 Stackpole Rd
Durham, ME 04222
207-344-8052

Account Ledger
Trujillo, Timothy
01/01/2025 – 12/31/2025

Date	Ref.	Description	Category	Dep. Date	Debit
- - -		Balance Forward			
01/07/2025		Geraldo Matuvano	Repairs		2,475.00
01/15/2025		Lowe's	Repairs		91.17
01/16/2025		Trevor Munsey	Repairs		1,400.00
01/16/2025		Lowe's	Repairs		720.67
01/16/2025		Lowe's	Repairs		322.70
01/17/2025		Lowe's	Repairs		161.40
01/19/2025		Lowe's	Repairs		232.08
01/21/2025		Lowe's	Repairs		108.43
01/22/2025		Lowe's	Repairs		473.55
01/24/2025		Lowe's	Repairs		95.02
01/25/2025		Lowe's	Repairs		321.87
01/25/2025		Lowe's	Repairs		194.09
01/26/2025		Lowe's	Repairs		59.08
01/27/2025		Riverside Recycling CPRC	Utilities - Trash		26.40
01/28/2025		Riverside Recycling CPRC	Utilities - Trash		25.00
01/28/2025		Lowe's	Repairs		136.13
01/28/2025		Lowe's	Repairs		84.28
01/28/2025		Lowe's	Repairs		200.60
01/31/2025		Lowe's	Repairs		24.66
01/31/2025		Lowe's	Repairs		24.99
01/31/2025		Lowe's	Repairs		214.09
01/31/2025	- - -		Repairs		4,757.50

P.17 12/17/23 - 2

02/01/2025	Lowe's	Repairs	20.16
02/01/2025	- - -	Repairs	440.00
02/03/2025	Lowe's	Repairs	162.70
02/04/2025	Lowe's	Repairs	88.89
02/04/2025	Lowe's	Repairs	20.02
02/04/2025	Sherwin Williams	Repairs	47.21
02/04/2025	Amazon	Repairs	27.40
02/05/2025	Lowe's	Repairs	98.51
02/07/2025	Maine Hardware	Supplies	2.62
02/07/2025	Lowe's	Repairs	18.98
02/12/2025	- - -	Commissions	1,700.00
02/17/2025	- - -	Convenience Fee	90.00
02/17/2025	- - -	Convenience Fee	
02/19/2025	- - -	Convenience Fee	60.00
02/19/2025	- - -	Convenience Fee	54.00
02/19/2025	EcoMaine Scale House	Utilities - Trash	7.83
02/19/2025	Blatchley, Brettany	Rental Income	
02/19/2025	- - -	Convenience Fee	
02/19/2025	Blatchley, Brettany	Rental Income	
02/19/2025	- - -	Convenience Fee	
02/20/2025	Portland Irv Congress Sportland	Utilities - Oil/Gas	1.20
02/21/2025	- - -	Repairs	220.00
02/21/2025	U-Haul	Utilities - Trash	8.07
02/27/2025	Lowe's	Repairs	126.78
02/28/2025	- - -	Repairs	3,611.85
02/28/2025	Lowe's	Repairs	22.78
03/01/2025	- - -	Management Fees	272.00
03/01/2025	- - -	Repairs	165.00

P.18 12/17/23 - 3

03/02/2025	Pros In Pink	Yard & Snow Care	290.00
03/07/2025	Lowe's	Repairs	28.80
03/09/2025	Lowe's	Repairs	20.98
03/10/2025	Lowe's	Repairs	35.06
03/10/2025	- - -	Repairs	137.50
03/24/2025	Justin Crowder	Repairs	372.00
03/26/2025	Lowe's	Repairs	58.62
03/27/2025	- - -	Repairs	247.50
03/27/2025	- - -	Repairs	247.50
03/28/2025	- - -	Repairs	220.00
03/28/2025	Lowe's	Repairs	19.20
03/29/2025	- - -	Repairs	165.00
03/29/2025	Alpha Charli HVAC	Repairs	350.00
04/01/2025	- - -	Management Fees	272.00
04/02/2025	Blatchley, Brettany	Rental Income	
04/15/2025	- - -	Repairs	110.00
04/15/2025	CMP	Utilities - Electricity	379.13
05/01/2025	- - -	Management Fees	272.00
	Totals		22,640.00

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



To: City of Portland Rent Board
From: Licensing and Housing Safety Office
Re: 142 Massachusetts Ave - Rent Control Audit

The Long Term Rental registration for 142 Massachusetts Ave (LTR-006839-2025) is currently undergoing a rent control audit under code case RCC2500209.

Thank you,

A handwritten signature in blue ink, appearing to be 'Z. Lenhart', is written over a light blue horizontal line.

City of Portland
Business Licensing & Housing Safety Office



05/07/2025
License #: LTR-006839-2025
Code Case #: **RCC2500209**
Timothy Trujillo / Bethany Turon
61 Central Ave, Apt. 8
San Francisco, CA 94117

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Whom It May Concern,

The City of Portland Permitting and Inspections Department inspected the rental data for **142 MASSACHUSETTS AVE PORTLAND, ME 04102** on **04/22/2025** and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **06/06/2025**. Please be advised that penalties will be applied if the violations are not corrected by that date.

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

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

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

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

Thank you,

A handwritten signature in blue ink, appearing to read "Adam O'Connor".

Adam O'Connor
Rental Registration Inspector

Timothy Trujillo / Bethany Turon
61 Central Ave, Apt. 8
San Francisco, CA 94117



Total Violations: 2

NON-COMPLIANCE VIOLATION LIST

APPLICABLE CODE SECTION(S)	City Code 6-234(c)
CODE DESCRIPTION	At no time may a Landlord raise the rent of a Covered Unit by more than ten (10) percent. Any rent increases available to a Landlord in excess of ten (10) percent must be banked for later use.
COMMENTS	The owner has claimed a rent increase that exceeds 10% of the previous reported rent. Last reported rent \$2,800 Rent increased to \$3,400 - an increase of 21.4%
DEADLINE	06/06/2025

APPLICABLE CODE SECTION(S)	Remedy - City Code Sec 6-234(f)
CODE DESCRIPTION	A landlord who is not in substantial compliance with any provision of this chapter, including but not limited to the Rent Stabilization Ordinance, may not demand, accept or retain any rent increase otherwise permitted by this section or any other provision of this Code or Maine statute.
COMMENTS	The owner is ordered to reduce the rent to the last code-compliant amount of \$2,800 and reimburse the tenant(s) any overcharge. Reimbursement may be issued directly to the tenant via check or as a credit for future rent payments. Please work with your tenant to resolve this issue and notify the City when settled. You must notify the City by the deadline date below when the matter has been resolved. Notification must be made in writing. Send any pertinent documents via USPS or by email to rentcontrol@portlandmaine.gov .
DEADLINE	06/06/2025

Timothy Trujillo / Bethany Turon
61 Central Ave, Apt. 8
San Francisco, CA 94117