

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, June 11, 2025

II. ROLL CALL - 0:00:50

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 - Absent
Matthew Walker, Tenant, District 2
Christopher "Christopher "Buddy" Moore" 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. COMMUNICATIONS - 0:01:30

IV. New Business - 0:01:45

a. Rent Increase Appeal - Public Comment

Appellant: Portland Tenant's Union

Address: 28 St. George St, Unit 3

Property Owner: John Clemons and Abigail Harper

CBL: 082-E-011-001

0:04:50 - The Portland Tenants Union presents the appeal.

0:48:00 - Public comment received.

2:00:10 - Christopher "Buddy" Moore moves to close the public record. Seconded by Anne-Laure Razat. (4-0; Carreras and Sims absent) The motion passes.

2:02:12 - Christopher "Buddy" Moore moves that pursuant to to the definition of "rent" and "rental unit" in Section 6-232, as of the base year tenant access to and use of the driveway, parking spots, garage bay storage area, yard, garden, laundry, deck and all other common areas as well as the ability to keep pets on the premises are considered inclusive of said definition of rent. Seconded by Matthew Lax. (4-0; Carreras and Sims absent) The motion passes.

2:19:10 - Christopher "Buddy" Moore moves to find that tenant access to and use of driveway, parking spots, garage bay storage area, yard, garden, laundry, deck and all other common areas as well as the ability to keep pets on the premises were included in the rent charged for Unit 3 at

the time of the base rent of the unit was established. Seconded by Anne-Laure Razat. (4-0; Carreras and Sims absent) The motion passes.

2:40:26 - Anne-Laure Razat moves to find the "optional fees" as included in the leases at 28 St George Street were presented as mandatory by the landlord to all tenants and interested renters as evidenced in written testimony and public comment. Seconded by Matthew Lax. (4-0; Carreras and Sims absent) The motion passes.

3:07:55 - Anne-Laure Razat moves to find the landlord of 28 St George Street, Unit 3 has been in substantial non-compliance with respect to 6-234(c) raising the rent of a covered unit more than 10% in 2024 from the time the lease was entered into to the last time non-compliant rent was charged. Seconded by Matthew Lax. (4-0; Carreras and Sims absent) The motion passes.

3:12:25 - Anne-Laure Razat, consistent with section 6-234(f) in accordance with the ruling that the landlord at 28 Saint George Street has been found be in substantial noncompliance, moves that all banked rent at 28 Saint George Street be forfeited from the time the lease was entered to the last time non-compliant rent was charged. Seconded by Matthew Walker. (4-0; Carreras and Sims absent) The motion passes.

3:38:42 – Matthew Walker moves that the tenants are to be repaid \$18,860 which is comprised of \$18,396 of rent overpayments, plus \$364 of overcharged security deposit, plus \$100 of unallowed security deposit and to find that rent must be reduced to the last compliant rent of \$1100. (4-0; Carreras and Sims absent) The motion passes.

4:02:30 – Matthew Walker moves to find that the failure to register unit 3 in 2024 license year constitutes a failure to register in violation of 6-233(a). (4-0; Carreras and Sims absent) The motion passes.

4:05:24 – Matthew Lax moves to recommend fines of \$100 per incidence of each month that rent was overcharged which was 12 months from the period of July 2024 through June 2025, totaling \$1200. \$500 for failure to register Unit 3 in 2024. (4-0; Carreras and Sims absent) The motion passes.

4:29:31 – Christopher "Buddy" Moore moves to find the Notice to Quit provided by the Landlord of 28 St George St, units 1 and 3 constitutes a violation of 6-237(e) of the Portland City Code. (4-0; Carreras and Sims absent) The motion passes.

4:35:11 - Anne-Laure Razat moves to recommend the landlord be fined \$200 per day per unit for units 1 and 3 at 28 St George St for the retaliatory act beginning June 1, 2025 until the retaliation is withdrawn; either the tenants are reoffered the unit for an agreed upon period of time, the tenants vacate by mutual agreement or the tenants' tenancy is lawfully terminated. (4-0; Carreras and Sims absent) The motion passes.

V. Adjourn - 4:53:36

4:53:52 - Anne-Laure Razat moves to adjourn. Seconded by Christopher "Buddy" Moore. (4-0; Carreras and Sims absent) The motion passes.