

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, June 25, 2025

II. ROLL CALL - 0:00:30

Matthew Lax, Tenant, District 1 - Chair
Austin Sims, Homeowner, District 5 - Vice Chair
Anne-Laure Razat, Tenant, At-Large
Kristen Carreras, Landlord, At-Large - absent at time of roll call
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. APPROVAL OF MINUTES - 0:01:05

a. May 15, 2025 Minutes

b. May 28, 2025 Minutes

c. June 5, 2025 Minutes

0:01:45 - Anne-Laure Razat moves to approve all rent board minutes. Seconded by Matthew Walker. (5-0; Carreras absent) The motion passes.

IV. COMMUNICATIONS - 0:02:30

a. Written Public Comment #1 - 0:02:50

0:12:08 - Chair Lax moves refer to a sub-committee of two rent board members for further discussion and recommendations back to the Rent Board to present recommendations and or form changes. Seconded by Austin Sims. (5-0; Carreras absent) The motion passes.

V. UNFINISHED BUSINESS - 0:15:50

a. Findings of Fact & Conclusions of Law - 0:15:52

0:17:40 - Austin Sims moves to approve finding of fact and decision form for 29 Parris street. Seconded by Matthew Walker. (5-0; Carreras absent) The motion passes.

0:20:43 - Austin Sims would move to adopt the decision for 25-27 Montreal Street as written. Seconded by Matthew Lax. (4-0; Carreras absent, Walker recused) The motion passes.

0:25:52 - Austin Sims would move to adopt the decision form for 63 Grant Street, 65 Grant Street, and 69 Grant Street. Seconded by Matthew Lax. (5-0; Walker recused) The motion passes.

0:26:49 - Kristen Carreras joins the meeting

b. Rent Increase Appeal - 0:27:30

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

0:28:58 - Christopher "Buddy" Moore moves pursuant to section 6-243(a) and based on the evidence provided by the Trelawny Tenants Union, Trelawny Tenants Union has sufficiently demonstrated that they are asserting the rights of all tenants at 655 Congress St. Seconded by Anne-Laure Razat. (5-0; Walker recused) The motion passes.

0:30:40 - Christopher "Buddy" Moore moves to find 657 Congress St, LLC in substantial noncompliance of section 6-234(b)(c) of the Rental Stabilization Ordinance at 655 Congress Street as evidenced by the ongoing violations from December 2022 to the date of this meeting June 25, 2025. Seconded by Kristen Carreras. (5-0; Walker recused) The motion passes.

0:39:42 - Christopher "Buddy" Moore amends the previous motion to replace "to the date of this meeting June 25, 2025" to "to the date of the hearing, May 28, 2025". Seconded by Matthew Lax. (5-0; Walker recused) The amended motion passes.

0:40:21 - Vote on motion. (5-0; Walker recused) The motion passes.

0:41:11 - Consistent with section 6-234(f) and the Boards previous findings and in accordance with our ruling that the landlord of 655 Congress St has been found not to be in substantial compliance, Christopher "Buddy" Moore moves that all banked rent at 655 Congress St be forfeited from December 1, 2022 until the hearing on May 28, 2025. Seconded by Matthew Lax. (5-0; Walker recused) The motion passes.

0:43:40 - Anne-Laure Razat moves consistent with section 6-234(f) and the Boards previous findings and in accordance with our ruling that the landlord of 655 Congress St has been found not to be in substantial compliance, all banked rent be forfeited from December 1, 2022 until the date of the filing of the complaint. Seconded by Kristen Carreras.

0:44:52 - Christopher "Buddy" Moore amends the motion from "the date of the filing of the complaint" to "the date of this hearing." Seconded by Austin Sims.

0:47:24 - Chair moves to rescind the motion. Seconded by Kristen Carreras. (5-0; Walker recused) The motion passes.

0:48:05 - Anne-Laure Razat moves to find consistent with section 6-234(f) in accordance with the ruling that the landlord at 655 Congress 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 to the date of this hearing, May 28, 2025, 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 Christopher "Buddy" Moore. (5-0; Walker recused) The motion passes.

1:03:00 - Christopher "Buddy" Moore, consistent with section 626(f) which gives the board the power to determine appropriate penalties, moves that the landlord of 655 Congress Street pay a fine of \$120,000 based on the stated calculations of 433 months at \$250 per month and 47 additional violations at \$250 per violation. Seconded by Matthew Lax. (5-0; Walker recused) The motion passes.

c. Rent Increase Application - Completeness Review - 1:06:10

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

1:08:04 - Willard "Bollie" Bollenbach presents the application.

1:55:23 - Matthew Walker moves to close the completeness check and schedule a public hearing for the next regular meeting with the expectation that the application provides the expected materials as outlined in the discussion. Seconded by Austin Sims. (6-0) The motion passes.

1:58:00 through 2:08:00 - The Board takes a recess.

VI. New Business - 2:09:00

a. Rent Increase Application - Completeness Review - 2:09:05

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

2:10:15 - Kieran Connelly, a representative for the property owner, presents the application.

3:09:20 - Kristen Carreras moves to schedule a public hearing for the application considering it is complete with all the supplemental information requested. Seconded by Christopher "Buddy" Moore. (6-0) The motion passes.

b. Rent Increase Application - Completeness Review - 3:11:10

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

Address: 142 Massachusetts Ave

CBL: 186-A-019-001

3:12:20 - Timothy Trujillo presents the application.

3:54:25 - Kristen Carreras moves to return application to applicant to complete items that have been listed. Seconded by Anne-Laure Razat. (6-0) The motion passes.

VII. Adjourn - 3:56:55

3:57:09 - Kristen Carreras moves to adjourn. Seconded by Anne-Laure Razat. (6-0) The motion passes.