



RENT BOARD
September 3, 2025
5:30 PM

ZOOM INFORMATION:

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/86946736556?pwd=NXoiyil9LUqwA4c3yXWePVVjSdyVnp.1>
Passcode:514004

Phone one-tap:

+16469313860,,86946736556#,,,,*514004# US
+19292056099,,86946736556#,,,,*514004# US (New York)

Join via audio:

+1 646 931 3860 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+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
+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)
Webinar ID: 869 4673 6556
Passcode: 514004

International numbers available: <https://portlandmaine-gov.zoom.us/u/keeuGVQ17E>

II. ROLL CALL:

III. 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"

IV. UNFINISHED BUSINESS:

- 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 12 Kellogg St, Unit 1 tenants' rights complaint
- b. Tenant Rights Complaint
Complainant: Elise Morano
Address: 12 Kellogg St, Unit #1
Property Owner: Stephanie Dambrie & Angela Dambrie
CBL: 017-F-015-001

V. Adjourn

City of Portland – Housing Safety Division
TENANT RIGHTS COMPLAINT

Date of Hearing:

August 27, 2025 - September 3, 2025

Appellant:

Elise Morano

Owner Name and Address:

Stephanie Dambrie & Angela Dambrie
8 Kellogg St
Portland, ME 04101

Property Address and Unit:

12 Kellogg St, Unit 1

CBL:

017-F-015-001



To: Interested Parties of 12 Kellogg Street, Unit #1
From: Licensing and Housing Safety Office
Re: Tenant Rights Appeal - Notice of Public Meeting

A request for a hearing regarding the rental unit at 12 Kellogg St, unit #1 (CBL: 017-F-015-001) has been submitted to the Rent Board. The request submitted by Elise Morano is in regards to a potential violation of the City of Portland's Tenants' Rights. A copy of the submitted complaint is attached to this email.

The next regular Rent Board meeting is scheduled for **Wednesday, August 27th, 2025 at 5:00 PM**. Please submit any supporting documentation by **Wednesday, August 13th, 2025** which can be sent to rentboard@portlandmaine.gov. Be advised, this is a public meeting and all documentation submitted can be subject to any Freedom of Access Act requests. All interested parties have the right to appoint representation.

Rent Board meetings are held remotely via Zoom. The agenda with the Zoom link will be posted by Wednesday, August 20, 2025.

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

Thank you,

Dylan Orr
City of Portland
Business Licensing & Housing Safety Office

Approximate Date	Event	Details
4/23/25	Lease renewal/ Attempt to add Ely Spencer to Lease	- On 4/23/25 ECM submitted intent to renew lease, asked to add Ely. See addendum 1. - Stephanie approved Ely's move-in over the phone, said that she broke her arm and would not be able to add him to the lease until the renewal in July because she could not type. - On 4/23/25, text from SD said, "Elise. Please pick up your paperwork, I need you and Ely to sign and date" I am not sure what this is referencing. I do not have a record of this paperwork.
5/26/25	Water damage	- ECM reported water damage to ceiling over the phone on 5/26 and sent this photo to SD via text.  "Elise, which part of the sun porch was this picture taken? The closet side or the bathroom side? The single window on the closet side? The window facing 18 Kellogg? The left or right window facing the yard? When Jimmy checked your porch today at 9:00 am, he told me the your sun oorch ceilings were bone dry with no visible damage. Please reply. I am asking him to go back to your

		sun porch for another look tomorrow morning at 9:00 am. Upon checking Hannah's and Elise's porches, he did not find and visible signs of water damage. Thank you for the picture, I await your reply. Stephanie. I have spoken to Hannah and texted Elise this evening. I am asking every one in the building to keep your sun porch widows shut tight and locked when you are not on the sun porch to avoid an out of sight out of mind situation during a rain storm. Thank you for your cooperation and understanding. Stephanie" • "If you are facing the yard, it is on the right side in front of the large window. Please have him knock on my door tomorrow at 9 AM-- I will show him. He will need a small ladder to be able to access the spot. There is no sign of water intrusion on Hanna's sunporch from an open window. Jimmy did not move the items on their porch to confirm that, but I did. We emptied it out and did not see anything. Moreover, they have not opened their porch windows since last fall. The ceiling seems to have water damage in this area. It is softened and crumbly to the touch and the paint has bubbled up. It is unclear where it has come from-- perhaps a slow leak in a heating line, failed window seal, or from a bathroom fixture flowing down. It is not clear to me if it is still wet at this point or if it has since dried out. I have a moisture probe but the ceiling matter has crumbled so it can not get an accurate reading. Either way, I am concerned about the possibility of water damage and mold. I would like the ceiling opened up to determine what is going on. My renters insurance will not cover any impacts due to lack of maintenance, so I want to make sure that this is handled correctly for our health and also the safety of our belongings. Thank you. • On 5/28, SD and ECM met in person to access the damage, a small section of the ceiling was removed to check for leak, nothing was found, and ceiling was patched.
6/12/25	AC request under ADA	• 6/12/25 ECM drops request in SD's mailbox. See Addendum 2. • No direct response to letter, except for request to meet with Elise on 6/29. "Elise, I can meet with you tomorrow anytime between 10:00 am and 2:00 pm or after 5:30 pm. Please text me back with your preferred time. Thank you. Stephanie" • This meeting did not happen because Elise was out of the state. At next in-person meeting, Elise was given lease non-renewal notice.
6/29/25	Rent payment issue	• See addendum 3 for text exchange. • We think that this was an attempt to force us into non-payment to be able to process an immediate eviction and not have to pay lease-termination fees.

Addendum 1:

4/23/25

Dear Stephanie,

I hope you're doing well. I'm writing to confirm my interest in renewing the lease for another year. I've really appreciated living here and would love to continue calling this home. I understand there will be a rent increase with the new lease term and wanted to acknowledge that I've reviewed and accepted the updated rate.

I'd also like to request your approval to have my partner, Ely Spencer, move in with me. Our original plan was for him to join at the start of the renewed lease, but due to ongoing health challenges, it would be very helpful to have him move in sooner. His application materials are attached to this message for your review, and we're happy to provide anything further you may need.

I also wanted to share a little about Ely. We met at Bowdoin and have been together for three years. He's responsible, financially stable, and already familiar with the building and community—he knows most of the neighbors and is well aware of the house rules. I feel confident he'll be a respectful and positive addition to the household.

Thank you for your time and consideration. I look forward to hearing from you.

Warmly,
Elise

Addendum 2:

June 12, 2025

Dear Stephanie,

I hope this letter finds you well. I am writing to respectfully request permission to use window air conditioning units in place of the portable unit specified in our lease. I understand that this policy may have been established with general guidelines in mind, but I am asking for an exception based on health and safety needs, including a disability-related accommodation.

1. Disability-Related Accommodation

[REDACTED] both of which are protected under the Americans with Disabilities Act (ADA). The portable unit currently in use produces a level of noise that causes significant sensory distress, making it difficult for me to sleep,

work, and function comfortably in my living space. A window unit, with its compressor placed outside, would substantially reduce this impact and improve my quality of life.

Additionally, I have concerns about:

2. **Mold and Moisture Risk**

The portable unit has led to condensation building up near the window, raising concerns about mold growth and potential long-term damage. Window units more effectively vent moisture outdoors, minimizing this risk.

3. **Security and Personal Safety**

Following a prior break-in at this building, I feel unsafe leaving a window cracked open for the portable unit's exhaust hose. The plastic venting insert does not feel secure; someone could remove it just by pushing the plastic. A window unit can be properly and safely installed to prevent this kind of vulnerability. I have purchased bars that prevent the window from being opened from the outside with the window unit installed, that can be easily removed from the inside in case egress is necessary.

I have purchased no-drill support brackets to prevent damage to the window sills and outside of the building as well as to ensure maximum stability and safety. See attached details. We will make sure that no one is passing below the unit when we are installing it..

I hope you will consider this request as a reasonable accommodation under the ADA, and as a measure to ensure safety and health in my home. Moreover, I believe that air conditioners are part of the implied warrant of habitability in Maine during the summer, where internal temperatures reach 90+ degrees, putting tenants at risk of heat exhaustion and heat-related illness.

Thank you very much for your time and consideration. Please feel free to reach out if you have any questions.

Sincerely,

Elise Morano



- NO TOOLS, NO DRILLING – Our A/C mounting bracket is easily installed in minutes from inside the room. Just attach the wings and legs and place as directed in the window. Molded Parts-Rubber
- HEAVY DUTY CONSTRUCTION– The only rust proof window air conditioner bracket, it has an anti-corrosive treatment on all surfaces. It's made of premium 18-gauge powder-coated steel, and holds up to 225 pounds
- MAXIMIZED SAFETY – The tabs on the wings are made of 13 gauge steel, and use pins for increased strength and durability. The exclusive, 4-sided enclosed leg design provides unparalleled support and stability
- UNIVERSAL CONVENIENCE – With an adjustable width and depth, this air conditioner brace fits most double or single hung windows from 24" to 38" wide with a 6" to 12" wall thickness and 10" of clearance below the window
- WINDOW SILL PROTECTION – Superior support prevents damage to your window sill and wall by removing the pressure and weight of an air conditioner unit

Addendum 3:

Stephanie Dambrie:

Elise, I can meet with you tomorrow anytime between 10:00 am and 2:00 pm or after 5:30 pm. Please text me back with your preferred time. Thank you.
Stephanie

Elise Morano:

I am in New York visiting family. Ely is getting in from Alaska tonight. I'll have him

text you with a time!

Stephanie Dambrie:

Thank you.

When will you be back in Portland? Please advise. Thank you.

Elise Morano:

Not sure!

Sometime early this week

Stephanie Dambrie:

I need to speak with you personally on or before Tuesday, July 1st at 9:00am as you texted "you would be returning early this week". Please bring your July rent check at that time. Thank you. Stephanie

Elise Morano:

You are welcome to set a time to call me on the phone before then.

I just booked my flight, I won't be in until about 8 PM on the 1st. Alternatively, I could meet with you on the 2nd. Ely can give you the rent check any time.

Stephanie Dambrie:

You are responsible for the rent. If you do not return by Tuesday, July 1st, you will be in violation of your lease. We need to meet in person at that time. Thank you. Stephanie

Elise Morano:

It is my understanding that your decision to let Ely "move in" would mean that he could drop off my rent check. You have allowed him to drop things off in the past. If you've changed your mind on this, I am unable to accommodate the new policy with no notice as I am out of state dealing with a dying family member.

Please select one of the following ways to receive rent.

1. Ely drops off my check.
2. Theo or Catherine drop off my check at their appointment.
3. I put the check in your mailbox on Tuesday night when I get off the plane around 8:30 PM. If you wanted to talk to me then, you are welcome to.

Stephanie Dambrie:

No. Ely is not my legal tenant. He is your roommate. He is not on your lease. Your lease specifically states that your rent is due on or before the last day of the month. It specifically states that if you are going to be away, you must make arrangements with us to drop off your post dated rent check before you leave.
Stephanie

Elise Morano:

Apologize, I left town unexpectedly given the circumstances. I cannot do anything about this now. I will pay my rent at 8:30 PM on the 1st or anytime on the 2nd. Your choice.

According to Maine statute, 7-Day Notice to Quit (14 M.R.S. Section 6002(1));, I can pay rent up to 7 days late before being in violation of the law or subject to eviction notice.

Stephanie Dambrie:

This refers to someone who does not have a lease. You have a lease. Thank you. Stephanie

What time is your flight on July 1st?

Elise Morano:

5 PM

Stephanie Dambrie:

Angela and I will meet with you July 1, 2025 at 6:00 pm. Stephanie

Elise Morano:

No, I leave New York at 5 PM.

I estimate I will arrive on Kellogg by about 8:30.

Elise Morano:

I cannot guarantee that there will not be delays.

Stephanie Dambrie:

We will meet with you at that time July 1, 2025 at 8:30 pm.

Elise Morano:

Ok. I will let you know if there are delays.

Stephanie Dambrie:

If you are in New York visiting family, you can get a flight back to Portland tomorrow June 30, 2025.

Elise Morano:

I will not be leaving my dying family member and spending 600 dollars on a last minute flight to satisfy your demands.

Stephanie Dambrie:

I am sorry about your dying family member, we will see you on July 1, 2025 at 8:30 pm. Stephanie

Stephanie Dambrie:

Elise, this has nothing to do with demands. It has to do with the terms and conditions of your lease which are requirements of your lease. Stephanie

Elise Morano:

I have had our lease reviewed by my family's real estate legal counsel, and I feel comfortable proceeding with the plan as stated.

You have called Ely to make a rent appointment in the past, so this is a reasonable expectation.

Stephanie Dambrie:

You are subject to the laws of the State of Maine, City of Portland not laws of another state. We will meet with you Tuesday, July 1, 2025 at 8:30 pm. Stephanie

Elise Morano:

I am aware. We own property in Portland and Boothbay Harbor. I have also consulted with Pine Tree Legal.

Stephanie Dambrie:

We will see you July 1, 2025 at 8:30 pm.

*During this period, Ely tried to put the check in SD's mailbox. Her mailbox was removed from the side of the house. We are not sure if it was to prevent us from putting a check in there, but she did previously have a mailbox. He then tried to put the check in her mailslot on 3 occasions, but the storm door was always locked, preventing access to the mail slot. She has told us previously that the mailslot is accessible during daylight hours. At this point, he taped the envelope to her storm door.

Elise Morano:

Please see your front door for an envelope with my rent check. This is a good faith effort to ensure timely payment in accordance with the lease. This message also serves as written documentation of my attempt to tender rent on time. If you choose not to accept the check in this manner, you may return it to me, and I will provide a replacement at our scheduled meeting tomorrow at 8:30 PM. Thank you.

Stephanie Dambrie:

Elise, my storm door was locked. Someone foolishly taped an envelope with clear packaging tape to the outside of the storm door window. I carefully removed the envelope from the storm door window and wrapped the tape around the envelope to secure the envelope. I did not open the envelope. I do not know who put it there. I will give it to you tomorrow night when we meet at 8:30 pm. Per your lease it was your responsibility to make arrangements with me before you left Portland. See you tomorrow, July 1, 2025 at 8:30 pm.

Elise Morano:

I understand that this was my responsibility to arrange, and I want to be clear that I didn't take it lightly. I left Portland urgently and got on the first flight I could to try to be with my grandfather in hospice.

It was my understanding that Ely could deliver the check in my stead given that you allowed him to move in. Again, I apologize and can ensure that this won't happen again.

Unfortunately, my flight has been cancelled due to storms and I am not sure when I will be able to get on a new flight. On top of that, Ely just tested positive for COVID-- making me further hesitant to return to Portland. I am responsible for my grandfather's care and need to be able to travel back and forth as he needs me-- and having COVID would make this impossible.

I'd like to ask how you'd suggest we proceed. I remain committed to resolving this and am happy to work with you to find a solution that works for both of us. Again, I am not trying to be difficult, I am trying my best to comply with your requests in a very tough set of circumstances.

I've laid out some ideas below:

1. Could I send Theo as my proxy to deliver the check and take the receipt?
2. Is there something going on beyond the rent check delivery that you want to discuss with me? Could we talk on the phone instead? Is this about my AC request letter? The new lease?

If you would prefer to call me, you are welcome to. I look forward to hearing your thoughts on how we could resolve this.

Stephanie Dambrie:

I am very sorry about your grandfather. I am also sorry to learn about Ely having COVID. We understand the severity of that because of Jerome and how sick he is. We also understand the circumstances surrounding the care of your grandfather. We took care of our Aunt for 5 years before she died. We are also giving extensive care to Jerome. We are praying that he can live long enough for a cure. Under these circumstances, Theo may pay your rent and we will give Theo your receipt. We will also give her the sealed envelope that was left in the door. The first time you are able to get home, I will discuss what I need to discuss with you in person only. Please have Theo call me. Thank you Stephanie

** At this point, SD met with Theo (Stephanie's tenant and Elise's former roommate). She handed Theo the check that was taped on her front door, Theo opened it in front of her, handed her the check, and was given a receipt. SD cashed the check.

Elise: (7/8/25)

Hi. I would like to pay rent and resign our lease today or tomorrow before 4 PM, if possible.

I am going home for a funeral and am not sure when I will be back. It will hopefully be before the end of the month, but I can't be certain.

Stephanie Dambrie:

I will see you at 10:00am in my office. Thank you.

**At this meeting, ECM was handed lease non-renewal by SD and asked to sign it. ECM asked if there was a reason for non renewal. SD and family said that they are getting old and are considering going in an entirely different direction with the building. ECM said, I don't believe that this is not retaliation because I know that I am the only person who is not having their lease renewed in all of your buildings. SD said it is not about me and if it were, she would not be sitting down having a nice meeting with me. ECM

acknowledged receipt of the letter and told SD that she would speak with Ely Spencer and look into options/ speak to a lawyer before signing it. At this point, Angela Dambrie/ SD starts screaming at ECM "THIS IS ILLEGAL" "YOU ARE NOT WELCOME HERE" "GET OUT" "YOU HAVE TO SIGN IT" Their brother says, "Calm down, no she doesn't". ECM takes the paperwork and walks out of their house as they continue to scream because she is scared for her safety.

Elise Morano:

We will be leaving the state today to host the funeral of my beloved grandfather-- whose bedside you demanded I leave in order to pay you hand you the rent check that was already on your door/ waiting to be handed to you by any number of trusted people.

If you contact me about this situation between today and next Tuesday, it will need to be by email or text. Do not put any letters on my door as they will not be read. Do not call me or leave me voicemails-- I will be with grieving family and will not pick up. You can reach me at elisemoranogap@gmail.com or at 908-463-3994.

I will not sign the paperwork that you gave me today until I have researched the laws and my options. I acknowledge that you handed it to me and asked me to sign it. Thank you.

**No response, end of exchange.



August 14, 2025

Casco Bay Direct Primary Care
100 Brickhill Avenue
South Portland, Maine 04106
Phone: 207-407-5027
Fax: 207-536-2442

To Whom It May Concern:

Elise Morano is under my care and it is requested for her to be allowed a window based AC unit instead of a floor based portable unit due the noise it creates and her medical reasons. I treat Elise for multiple conditions that are adversely impacted by poor sleep. Additionally, two medications that are prescribed to her cause heat intolerance that proper cooling would help ameliorate.

Thank you,
Jennifer Beall, MD
Jennifer Beall, MD

HOLLY KHIEL COUNSELING

(207) 389-7225

hello@hollykhIELcounseling.com

To Whom It May Concern:

My name is Holly KhIEL and I am a licensed clinical professional counselor (LCPC). I have been providing care in the form of clinical counseling to Elise Morano since November 10, 2022. In my professional opinion, Elise's disabilities (as defined by the Americans with Disabilities Act) require accommodation in order for her to manage the impact of said disabilities on her major life activities.

Because of her disabilities, Elise experiences heightened sensitivity to environmental stimuli, including temperature, sound, vibration, and airflow patterns. As such, the use of a window air conditioning unit is not a preference but a necessary accommodation to provide equitable access to a functional living space under the Fair Housing Act.

This letter is provided at the request of my client for the purpose of verifying their need for this accommodation. To ensure their privacy, I have not included any specific diagnostic information. Please feel free to contact me if additional clarification is required.

Sincerely,

Holly KhIEL
LCPC, License # CC8113

Eight Kellogg Street
Portland, Maine 04101
207-871-0322

July 9, 2025

Elise C. Morano
12-1 Kellogg Street
Portland, Maine 04101

Dear Elise:

This letter serves as your One Hundred Twenty (120) day notice that we will not be renewing your lease at 12 Kellogg Street, 1st Floor, Portland, Maine 04101 when it expires on Thursday, July 31, 2025. You will have to vacate 12 Kellogg Street, 1st Floor, Portland, Maine 04101 on or before Sunday, November 9, 2025.

Because you will become a "Tenant at Will" effective August 1, 2025, we must follow the City of Portland, Maine Housing Rights guidelines as explained in Addendum H, Page 1 of 2 incorporated in all of your Leases and cited in your Amendment to Lease that all terms and conditions remain the same.

If you find a new apartment before your lease expires on Thursday, July 31, 2025, you will need to vacate 12 Kellogg Street, 1st Floor, Portland, Maine 04101 on or before Thursday, July 31, 2025. We are not required to pay you any money because you are not a "Tenant at Will" during your lease which expires Thursday, July 31, 2025.

If you find a new apartment on or before Tuesday, September 9, 2025, you will need to vacate 12 Kellogg Street, 1st Floor, Portland, Maine 04101 on or before Tuesday, September 9, 2025. We are required by law to pay you \$1,000.00 because you will have been given at least a 30-day notice in this letter dated July 9, 2025.

If you find a new apartment on or before Thursday, October 9, 2025, you will have

to vacate 12 Kellogg Street, 1st Floor, Portland, Maine 04101 on or before Thursday, October 9, 2025. We are required by law to pay you \$500.00 because you will have been given at least a 60-day notice in this letter dated July 9, 2025.

If you find a new apartment on or before Sunday, November 9, 2025, you will have to vacate 12 Kellogg Street, 1st Floor, Portland, Maine 04101 on or before Sunday, November 9, 2025. We are not required to pay you anything according to the City of Portland, Maine Housing Rights guidelines as explained in Addendum H, Page 1 of 2 incorporated in all of your leases including your Amendments to Leases. This is because there is no indication that any money needs to be paid when giving a One Hundred Twenty (120) notice to vacate.

CMP and Unitil require a two-week notice to disconnect their service. Please call us at 207-871-0322 the same day you disconnect your service so that we can request continuity of service as follows:

If you vacate 12 Kellogg Street, 1st Floor, Portland, Maine 04101 on or before Thursday, July 31, 2025, please call CMP and Unitil on or before Thursday, July 17, 2025 requesting that your last day of service be Thursday, July 31, 2025. Upon receipt of your phone call to us, we will call CMP and Unitil to request continuity of service.

If you vacate 12 Kellogg Street, 1st Floor, Portland, Maine 04101 on or before Tuesday, September 9, 2025, please call CMP and Unitil on or before Tuesday, August 26, 2025 requesting that your last day of service be Tuesday, September 9, 2025. Upon receipt of your phone call to us, we will call CMP and Unitil to request continuity of service.

If you vacate 12 Kellogg Street, 1st Floor, Portland, Maine 04101 on or before Thursday, October 9, 2025, please call CMP and Unitil on or before Thursday, September 25, 2025 requesting that your last day of service be Thursday,

October 9, 2025. Upon receipt of your phone call to us, we will call CMP and Unitil to request continuity of service.

Provided your monthly rent in the amount of \$1,620.49 is kept current per your Lease and Amendment to Lease on or before July 31, 2025, as a Tenant at Will on or before September 9, 2025, as a Tenant at Will on or before October 9, 2025 or as a Tenant at Will on or before November 9, 2025, your apartment is left immaculately clean and is without damages; we will fully reimburse your security deposit on the day of your exit inspection along with any money due to you per the City of Portland, Maine Housing Rights guidelines Addendum H, Page 1 of 2.

Please place the blinds that you have removed from the apartment windows in separately, labeled white kitchen trash bags and leave each blind in front of the window that the blind was removed from.

Please be sure that all of your trash is put in securely tied City of Portland purple trash bags, and placed in the trash bin between 6 and 8 Kellogg Street on the evening before your exit inspection.

Please be sure that all of your recyclables, including cardboard is broken down no larger than 3 feet x 3 feet, and are put in the large blue recycling carts between 6 and 8 Kellogg Street on the evening before your exit inspection.

Please be sure that all of your bottles and cans have been redeemed or recycled in the large blue recycling carts between 6 and 8 Kellogg Street on the evening before your exit inspection.

All of your personal property must be removed from 12 Kellogg Street, 1st Floor, Portland, Maine 04101 before your exit inspection. Nothing can be left behind.

All of your keys to 12 Kellogg Street, 1st Floor, Portland, Maine 04101 must be demonstrated and surrendered at the time of your exit inspection.

It is our sincere wish to keep our lines of communication open, and our interactions with you amicable to facilitate your vacating 12 Kellogg Street, 1st Floor, Portland, Maine 04101. We wish you and Ely, your roommate, well.

Please keep us apprised of your planned exit date whether it is July 31, 2025,

Elise C. Morano

4

July 9, 2025

September 9, 2025, October 9, 2025 or November 9, 2025.

Thank you for your cooperation and understanding

Stephanie A. Dambrie

7/9/2025

Stephanie A. Dambrie

Date

I acknowledge receipt of this letter:

Elise C. Morano

Date

Angela M. Dambrie, Witness

Date

Richard B. Dambrie, Witness

Date

Elise C. Morano
Theodora K. Hurley

1

September 23, 2024

This lease is between Elise C. Morano and Theodora K. Hurley, Joint Tenants and not as Tenants In Common, of 12 Kellogg Street, 1st Floor, Portland, Maine 04101 hereinafter called "Tenants" or "Lessees" and Stephanie A. Dambrie, Owner of 12 Kellogg Street, Portland, Maine 04101, hereinafter called "Owner" or "Lessor."

The term of this lease begins October 1, 2024 and ends July 31, 2025. The monthly rent for 12 Kellogg Street, 1st Floor, Portland, Maine 04101 from October 1, 2014 through July 31, 2025 is One Thousand Six Hundred Twenty Dollars and Forty-nine Cents (\$1,620.49) per month and does not include utilities. The maximum number of Tenants allowed during the term of this lease at 12 Kellogg Street, 1st Floor, Portland, Maine 04101 is two (2).

Stephanie A. Dambrie, Owner, may terminate this Lease upon seven (7) days written notice to Elise C. Morano and Theodora K. Hurley, Lessees, if it is determined the Tenants have made material or verbal misrepresentations or omissions to the Owner.

The Tenants are not allowed to sublet 12 Kellogg Street, 1st Floor, Portland, Maine 04101 under any circumstances on an hourly, daily, weekly monthly or yearly basis during the term of this lease by themselves or by a third party.

The Tenants must be at home when entertaining guests. The Tenants cannot invite guests to stay at 12 Kellogg Street, 1st Floor, Portland, Maine 04101 in their absence.

If the Tenants should go away during the winter months, they must leave their thermostat set at 68 degrees to avoid frozen pipes. Failure to do so will result in the Tenants being financially responsible for any damage caused by frozen pipes.

The Tenants' rent is calculated on a monthly basis, will not be prorated and must be kept current. The Tenants' rent is due in full on or before the last day of each month. It is the responsibility of the Tenants to bring their rent to the Owner. If the Tenants are going to be away on the last day of the month when their rent is

TKH 9/23/24

ECM 9/23/24

Elise C. Morano
Theodora K. Hurley

2

September 23, 2024

due, they must bring their post-dated checks to the Owner before they leave 12 Kellogg Street, 1st Floor, Portland, Maine 04101.

The Tenants must not text or e-mail the Owner as their primary means of communication with the Owner. The Tenants must telephone the Owner at 207-871-0322. In the event the Owner is not able to answer the telephone, please leave a detailed message on the Owner's voicemail and the Owner will return your call as soon as possible. The Tenants must keep their voice mail free from being full so that the Owner can reach the Tenants in an emergency and to schedule appointments with the Tenants to pay the Owner their rent each month.

The Tenants' personal checks will be accepted. However, if one of the Tenants' personal checks should bounce for insufficient funds, the Tenants will be liable for the bounced checks and any bank charges incurred to the Owner. In addition, the Tenants will be required to pay the Owner in cash from that day forward.

A security deposit check in the amount of One Thousand Five Hundred Forty Dollars (\$1,540.00) was received from Elise C. Morano on August 1, 2022. An additional Eighty Dollars and Forty-Nine Cents (\$80.49) was received from Elise C. Morano and was dated August 1, 2024.

The security deposit may not be used for payment of rent at any time during the duration of this lease agreement. No reimbursement of the security deposit by the Owner to Elise C. Morano will be made until the Tenants have vacated 12 Kellogg Street, 1st Floor, Portland, Maine 04101; and the Owner has inspected the apartment and has found the apartment to be totally empty of the Tenants' personal property. The entire apartment, sun porch, 1st Floor back and front hall landings must be thoroughly cleaned, be without damage; and the Tenants must have demonstrated and surrendered all of their keys to the Owner.

If 12 Kellogg Street, 1st Floor, Portland, Maine 04101 has damage or has not been thoroughly cleaned, the Owner will have thirty (30) days in which to authorize the refund of the security deposit, any portion of it, and/or provide a letter stating the reasons for the retention of the security deposit.

TKH 9/23/24

ECM 9/23/24

Elise C. Morano
Theodora K. Hurley

3

September 23, 2024

12 Kellogg Street, 1st Floor, Portland, Maine 04101 is to be used by the Tenants for residential purposes only and to work remotely if required by their employers. The Tenants may not engage in illegal activity nor may they cause damage, uncleanness, be a nuisance or disturb the other Tenants in the building or the neighbors.

The Owner reserves the right to terminate the Tenants' lease for nonpayment of rent, nuisance, damage, uncleanness, criminal activity, dangerous acts and any other breaches of the lease agreement. The Owner may also terminate the Tenants' lease in the event that the Owner decides to sell 12 Kellogg Street, Portland, Maine 04101.

The Tenants are responsible for all utilities with the exception of water and sewer, which will be paid by the Owner. However, if the Tenants exceed Five Hundred Cubic Feet (5 HCF) of water and sewer per billing period, which is considered typical for two (2) people by the Portland Water District, the Owner will bill the Tenants for the overage. The overage must be paid to the Owner within five (5) business days of the receipt of the invoice.

The Tenants agree that the Owner or the Owner's Agent has the right to enter 12 Kellogg Street, 1st Floor, Portland, Maine 04101 and inspect the leased premises after 24 hours written, verbal or telephone notice to the Tenants to make repairs or renovations. However, the Owner or the Owner's Agent shall have the right to enter 12 Kellogg Street, 1st Floor, Portland, Maine 04101 in an emergency without notice to the Tenants.

A Ninety (90) day written notice signed and dated by the Tenants is required by the Owner whether or not the Tenants are planning to renew their lease effective August 1, 2025 or planning to vacate 12 Kellogg Street, 1st Floor, Portland, Maine 04101 at their lease expiration date on July 31, 2025. The Owner must receive the Tenants' written, signed and dated letter on or before April 30, 2025. Failure to do so will result in Elise C. Morano's forfeiture of her entire security deposit. In addition, the Tenants will be liable for any and all damages and uncleanness.

TKH 9/23/24

ECM 9/23/24

Elise C. Morano
Theodora K. Hurley

4

September 23, 2024

The following are not allowed at 12 Kellogg Street, Portland, Maine 04101 by the Tenants or their guests:

No Smoking of Tobacco of any Kind or any Form/
No Smoking of E-cigarettes or Vaping of any Kind or any Form/
No Smoking of Marijuana of any Kind or any Form/
No Tobacco Chewing of any Kind or any Form within
100 feet of the Dambrie properties.
No growing of Marijuana plants and No Heat Lamps are allowed.

No Illegal Drugs/No Firearms/No Bows & Arrows/No Darts/No Dart
Boards/No Explosives/No Firecrackers are allowed.

No Cats/No Dogs/No Reptiles/No Birds/No Fish/No Rodents/
No Chickens or any other Domestic, Farm, Exotic or Wild Animals
are allowed.

No Pet Sitting or Pet Visiting of other people's pets of any kind
is allowed at any time.

No Dishwashers/No Washing Machines/No Clothes Dryers/
No Freezers/No Garbage Disposals are allowed.

No Barbecues/No Barbecue Grills of any kind/No Candles with a
Flame are allowed.

No Window Air Conditioners/No Waterbeds/No Satellite Dishes
are allowed.

No Large Console, Upright or Grand Pianos of any Kind/No Large Console,
or Large Upright Organs of any Kind/No Floor Safes or Large Table Safes
of any Kind are allowed.

No Gasoline or Flammable/Combustible Materials are allowed.

TkH 9/23/24

CCM 9/23/24

Elise C. Morano
Theodora K. Hurley

5

September 23, 2024

The following are not allowed at 12 Kellogg Street, Portland, Maine 04101 by the Tenants or their guests continued:

No installation of Wall-to-Wall Carpeting, Tile or Vinyl Flooring is allowed.

No installation of Wall Shelves or Wall Cabinets is allowed.

No installation of pull-up bars in the Apartments, Halls or Sun Porch Door Frames is allowed.

No installation of Wallpaper or Wallpaper Borders is allowed.

No Painting of Walls, Ceilings, Woodwork, Doors, Cabinets or Floors is allowed.

No Removal of the 1 ½ Gallon-per-Minute Shower Head is allowed.

No Loud Parties or Playing of Loud Music is allowed.

No Trampolines/No Children's Swimming Pools, Sand Boxes or Swing Sets are allowed.

No Gardens/No Bird Feeders/No Bird Baths/No Composting in the Yard is allowed.

No Storage of any Kind is allowed in the Basement, in the Common Halls, Exterior Exit Landings and/or Stairs or in the Yard at 12 Kellogg Street, Portland, Maine 04101.

All repairs and renovations to 12 Kellogg Street, Portland, Maine 04101 will be authorized and done by the Owner or the Owner's Agent.

The Tenants cannot install anything on the exterior clapboards in the sun porch, the

TKH 9/23/24

ECM 9/23/24

Elise C. Morano
Theodora K. Hurley

6

September 23, 2024

exterior building surfaces, on the fences, or on the roof at 12 Kellogg Street, Portland, Maine 04101.

The Tenants are not allowed to put anything other than picture nails or hooks on the walls at 12 Kellogg Street, Portland, Maine 04101. Do not install sticky picture hanging materials on the walls even if the packaging says it is safe to do so. Over time, these products will remove paint from the walls. The Tenants are not allowed to nail or screw anything to the woodwork, window frames, door frames, pantry cabinets, kitchen cabinets, interior doors, fire doors, beams or ceilings in the apartment, sun porch or the common halls.

The Owner has installed mini-blinds at 12 Kellogg Street, 1st Floor, Portland, Maine 04101, which cannot be removed. If the Tenants require additional window treatments on a window, the Tenants may only install tension rods over the blinds to avoid damage to the window frames. The Tenants are financially liable for any breakage to the mini-blinds or damage to the window frames during the term of this lease.

The Tenants may only use "non-scratch" cleaning pads and "nonabrasive" cleaning products on the kitchen stove, refrigerator, kitchen and pantry counter tops, pantry sink, bathroom shower, toilet, sink, mirror and accessories. The Tenants may only use Murphy's Oil Soap on the hardwood floors. No vinegar is allowed on the hardwood floors.

The Tenants cannot install window curtains, shades, blinds or any other window treatments on the sun porch windows, sun porch door or the back and front hall windows. The Owner wants the natural light to shine through the halls and the sun porch door.

If the Tenants decide to vacate 12 Kellogg Street, 1st Floor, Portland, Maine 04101 at the lease expiration date of July 31, 2025, their apartment, sun porch, 1st floor back and front hall landings must be thoroughly cleaned and without damage. Failure to do so will result in the Tenant being financially liable for any damage and uncleanness.

TKH 9/23/24

ECM 9/23/24

The Tenants must exercise caution when moving their personal property in and out of 12 Kellogg Street, 1st Floor, Portland, Maine 04101 to avoid damage to the apartment, the sun porch and the common halls. The Tenants will be liable for any damage to the apartment, the sun porch, the common hall hardwood floors, walls, woodwork and doors as well as the exterior stairs, handrails and doors. The Tenants must be sure to advise their movers to be very careful moving their personal property in and out of the building and to lift their personal property above the exterior hand railings.

The Owner is very particular about the cleanliness of the kitchen, pantry and bathroom—especially the kitchen stove, refrigerator, and sinks, the kitchen and pantry counter tops, cabinets and floors; and the bathroom tub/shower, toilet, sink, mirror, accessories and floor.

Do not leave shaving cream cans in the bathroom tub/shower or the bathroom sink as they will produce rust rings in the tub/shower and the sink.

Please be sure to use a cutting board or plate when cutting meat/poultry/fish, fruits and/or vegetables on the kitchen and pantry counter tops.

When the Tenants utilize the self-cleaning oven feature on the stove, the Tenants must be at home at all times during the self-cleaning cycle to avoid a fire in the oven. If there is any grease on the bottom of the oven, the Tenants must completely wipe up the grease from the oven with wet towels before starting the self-cleaning cycle to avoid a grease fire. All oven racks must be removed from the oven until the full self-cleaning cycle has been completed. If the Tenants leave the racks in the oven during the self-cleaning cycle, they will warp; and the Tenants will be financially responsible to replace them with brand new racks.

During the duration of this lease agreement, the Owner requires the Tenants to keep the apartment, sun porch, front and back hall landings vacuumed and clean. A damp mop, Murphy's Oil Soap and warm water is the only cleaning solution allowed on the hardwood floors. Vinegar is not allowed on the hardwood floors. Vinegar will damage the finish.

TKH 9/23/24

ECM 9/23/24

Elise C. Morano

Theodora K. Hurley

8

September 23, 2024

No storage of any kind is allowed in the front or back halls or in the cellar. No apartment exits or common hall exits can be blocked for any reason at any time. It is a violation of the City of Portland Fire Code to leave or store any personal property (including shoes, boots, sandals, sneakers or slippers) in the common halls or to block any exit with furniture or clothing. It is a violation of the City of Portland Fire Code to disconnect a smoke detector, a carbon monoxide detector or a fuel gas detector.

The City of Portland randomly inspects three (3) family dwellings in the City of Portland. If they should inspect 12 Kellogg Street, Portland, Maine 04101 and find personal property (including shoes, boots, sandals, sneakers or slippers left or stored in the common halls, any exits blocked with furniture or clothing, smoke detectors, carbon monoxide detectors or fuel gas detectors removed or disconnected, they will fine the Owner. The Owner in turn will be forced to bill the Tenants for the violation(s) caused by the Tenants. All City of Portland Code violations generating a fine caused by the Tenants must be paid by the Tenants to the Owner within five (5) business days of the receipt of the fine invoice.

An annual inspection at 12 Kellogg Street, 1st Floor, Portland, Maine 04101 will be conducted by the Owner in April 2025.

12 Kellogg Street, Portland, Maine 04101 is a quiet building. The Tenants are not allowed to have loud parties, play loud music, slam doors, run and jump in the apartment, or run and jump up and down the hall or exterior stairs. Respect and consideration for the other Tenants in the building and the neighbors is required at all times.

The Owner requests that the Tenants and their guests use the back entrance (where the mailboxes are located) at 12 Kellogg Street, Portland, Maine 04101 as your main, every day entrance and exit. The back, every day entrance must be kept shut and both locks locked at all times. The front entrance is for emergency use only. The front, emergency door must be kept shut and both locks locked at all times. Only the Owner's legal Tenants living at 12 Kellogg Street, Portland, Maine 04101 are allowed to have keys to the building.

TKH 9/23/24

ECM 9/23/24

To avoid rotting food odors, all food scraps must be placed in plastic food storage bags and securely tied before placing them into City of Portland purple trash bags. All rubbish must be bagged and securely tied in the City of Portland purple bags before placing rubbish in the gray bin located in the side yard between 8 Kellogg Street and 12 Kellogg Street. No white or green trash bags or loose rubbish is allowed in the gray bin.

Recyclables must be separated from rubbish, placed in the Tenants' small recycling blue bin and kept in their apartment until full. Once full, the small recycling bin must be emptied into one of the large blue recycling carts located in the side yard. The Tenants' small recycling bin must be kept clean with Clorox wipes. Cardboard must be cut up into pieces no larger than three (3) feet by three (3) feet and placed in one of the large blue recycling carts in the side yard. The City of Portland will not take recyclables placed at the curb that are not in one of the large blue recycling carts. All rubbish and recycling carts will be placed on the sidewalk curb before 6:00 am on Wednesday mornings by the Owner or the Owner's Agent.

Rubbish must be securely bagged, tied and placed in City of Portland purple bags. When the Tenants' bags are full, they must place them in the large grey bin in the side yard between 8 Kellogg and 12 Kellogg Street until it is time for the Owner or the Owner's Agent to place them on the sidewalk curb on Wednesday mornings at 6:00 am. No green or white trash bags are allowed in this bin.

The Tenants must never place any City of Portland purple bags or loose recyclables on the sidewalk curb on Tuesday nights. We have nocturnal critters and seagulls in the neighborhood who will tear open the bags, have a picnic and make a mess of the sidewalk, the curb and the street. Noncompliance is a violation of the Tenants' lease and could result in the Owner being fined by the City of Portland for which the Owner would be forced to bill the Tenants. All City of Portland trash and recycling violations generating a fine by the Tenants must be paid to the Owner within five (5) business days of receipt of the fine invoice. The Tenants must redeem or recycle all of their beverage bottles and cans on a weekly

TKH 9/23/24

ECM 9/23/24

Elise C. Morano

Theodora K. Hurley

10

September 23, 2024

basis before Wednesday morning at 6:00 am.

The maximum wattage light bulbs for all apartment and sun porch overhead lights are 60-watt LED bulbs. The Tenants are responsible for all apartment and sun porch light bulbs. The spiral, energy-saver light bulbs are not allowed as they contain mercury. If the Tenants use spiral, energy-saver light bulbs, and they should break, the Tenants will be financially responsible for the environmental clean-up in the apartment, the common halls and the sun porch.

The maximum wattage for each of the bathroom wall strip lights is 40 watts. Again, only LED light bulbs are allowed.

To prevent blackening of the overhead lights, do not move the position of the overhead lights. The Tenants are liable for any blackened overhead lights. If the Tenants need additional lighting, they must purchase their own task lamps.

The Owner furnished three (3) working 60-watt LED light bulbs for each of the overhead lights in the apartment and the sun porch and four (4) working 40-watt LED light bulbs for the bathroom strip light before Elise C. Morano and her former roommate Claire I. Reboussin moved into 12 Kellogg Street, Portland, Maine 04101 on August 27, 2022. The Tenants must leave three (3) working 60-watt LED light bulbs in the apartment and the sun porch, and four (4) working 40-watt LED light bulbs in the bathroom strip light when they vacate 12 Kellogg Street, 1st Floor, Portland, Maine 04101.

The Owner will furnish all 60-watt LED light bulbs for each overhead light in the back and front halls, and any exterior lights. If a light bulb burns out in one of the hall overhead lights or outside, the Tenants are required to call the owner immediately so that the burned-out light bulb(s) can be removed and replaced by the Owner or the Owner's Agent.

It is a crime in the State of Maine to disconnect a smoke detector. The photoelectric smoke detectors at 12 Kellogg Street, Portland, Maine 04101 are

TKH 9/23/24

cem 9/23/24

electrically hard-wired with a 9-volt battery backup. If the Tenants hear any photoelectric smoke detectors start to beep at 12 Kellogg Street, Portland, Maine 04101, it is the Tenants' responsibility to notify the Owner immediately. The Owner or the Owner's Agent will install a new 9-volt battery as required, or the Owner or the Owner's Agent will install a new photoelectric smoke detector if the smoke detector proves to be malfunctioning.

There is one (1) combination, photoelectric carbon monoxide/smoke detector which is electrically, hard-wired with a 9-volt battery back-up at 12 Kellogg Street, 1st Floor, Portland, Maine 04101. In addition, there is one (1) combination, photoelectric carbon monoxide/smoke detector, which is electrically hard-wired with a 9-volt battery backup, on all landings in front and back halls and in the basement at 12 Kellogg Street, Portland, Maine 04101.

If one of the electrically hard-wired, combination photoelectric carbon monoxide/smoke detectors with a 9-volt battery back-up begins to "TALK" or "BEEP", call the Owner immediately. The Owner or the Owner's Agent will install a new 9-volt battery as required, or the Owner or the Owner's Agent will install a new combination photoelectric, carbon monoxide/smoke detector if the combination photoelectric, carbon monoxide/smoke detector proves to be malfunctioning.

A fuel gas detector, which is electrically hard-wired with a 9-volt battery backup, is installed in the basement near the three (3) gas furnaces. No other fuel gas detectors are required at 12 Kellogg Street, Portland, Maine 04101 because there are no gas stoves or appliances on the first, second or third floors. A sprinkler system is also installed in the basement over the three (3) gas furnaces.

Because of the tremendous increases in water and sewer rates, the Owner has installed water-saver 1 ½ gallon-per-minute shower heads and 1 ½ gallon flush toilets. The 1 ½ gallon-per-minute shower heads are not to be removed by the Tenants. When using the 1 ½ gallon water saver toilet, please flush the toilet as you go when you are having a bowel movement before putting any toilet paper in the toilet. We remind everyone of this due to a bad experience in the past.

TKH 9/23/24

ECM 9/23/24

The Tenants and their female guests are not allowed to flush tampons down the toilet. The Tenants and their guests must not flush any other material down the toilet except toilet paper even if the packaging says it is "ok" to do so. 12 Kellogg Street, Portland, Maine 04101 has cast iron sewer piping and over time the interior of the cast iron piping becomes pitted. Anything other than toilet paper can get caught on the internal pits of the cast iron piping and cause a sewer backup in the basement. If this should happen, the Tenants will be financially liable for all plumbing charges and environmental clean-up.

Please be sure that your faucets are completely turned off when not in use. It is the Tenants' responsibility to let the Owner know immediately if they have a leak, a dripping faucet or a toilet that is constantly running water from the toilet tank into the toilet bowl. Failure to do so will result in the Tenants being billed by the Owner and financially responsible for any water and sewer overages. Payment for any water and sewer overages are due from the Tenants to the Owner within five (5) business days from receipt of the invoice.

Parking is on the street. Parking alternates from one side of the street to the other side of the street on Tuesdays from 10:00 am to 2:00 pm from May 31st to October 31st of each calendar year so that the City of Portland can sweep the neighborhood streets. The Tenants' failure to comply with the City of Portland alternate parking rules will result in their vehicles being ticketed and/or towed at the Tenants' expense.

Lead-Based Paint Disclosures (3):

The Owner is complying with the Owner's duty to provide disclosure to the Tenants under the Residential Lead-Based Paint Hazard Reduction Act and regulations codified in the Federal Code of Regulations adopted by the EPA and HUD and the State of Maine by providing the Tenants with the "Disclosure of Information on Lead-Based Paint" and "Lead-Based Paint Hazards" forms which are attached hereto and incorporated herein as two (2) pages for Addendum A and by providing the Tenants with a copy of "Protect Your Family from Lead in Your Home" incorporated herein at Addendum B.

TKH 9/23/24

ECM 9/23/24

Energy Efficiency Disclosure for Rental Units in the State of Maine (1):

The Owner is complying with the Owner's duty to provide disclosure regarding Energy Efficiency Standards for Residential Rental Properties in the State of Maine. The two (2) page form is attached hereto and incorporated herein as Addendum C.

No Smoking and No Drug Policy Disclosure (1):

The Owner is complying with the Owner's duty to provide the No Smoking and No Drug Policy within 100 feet of the Dambrie Property Complex which is attached hereto and incorporated herein as Addendum D.

Smokers are not a protected class in the State of Maine.

No Tobacco Smoking of Pipes of any Kind, Cigars and Cigarettes
No Smoking and/or No Vaping of E-cigarettes
No Smoking of Marijuana/No Smoking of Marijuana Pipes
No Growing of Marijuana Plants/No Heat Lamps
No Home Labs for Extracting Cannabis Concentrates
(Hash Oil, Shatter, Wax Etc.)
No Manufacture of Any Other Illegal or Legal Substances

Radon Gas Disclosure Forms (3):

The Owner is complying with the Owner's duty to provide the "Landlords Disclosure of Radon Gas Hazards in a Residential Property" form, which is attached hereto and incorporated herein as Addendum E.

A copy of "Radon in Rental Housing, a Serious Hidden Danger to Family Health", which is attached hereto and incorporated herein as Addendum F.

The Northeast Laboratory Service "Air Radon Analysis Report" dated February 8, 2024 for 12 Kellogg Street, Portland, Maine 04101, which is attached hereto and

TKH 9/23/24

ECM 9/23/24

Elise C. Morano
Theodora K. Hurley

14

September 23, 2024

Radon Gas Disclosure Forms continued (3):

and incorporated herein as Addendum G.

Addendum G was sent to the State of Maine Certified Mail, Return Receipt Requested on February 12, 2024. The Owner received confirmation from the State of Maine on February 15, 2024 in compliance with the March 1, 2024 deadline. Radon testing is not required again at 12 Kellogg Street, Portland, Maine 04101 until February 2034.

City of Portland Tenant Housing Rights Information Sheet and the Required Forms & Information Material Checklist (1):

In January 2017, the City of Portland issued a requirement that all landlords owning rental property in the City of Portland must provide the "City of Portland Tenant Housing Rights Information Sheet" and the "Required Forms and Information Material Checklist". We are complying with the Owner's duty to provide this two-page (2) document which is attached hereto and incorporated herein as Addendum H.

Elise C. Morano and Theodora K. Hurley are leasing 12 Kellogg Street, 1st Floor, Portland, Maine 04101 which is a contract that is effective October 1, 2024 through July 31, 2025. A Tenancy at Will is a month-to-month rental of housing.

Pest Infestation and Unwanted Critters:

There is no pest or critter infestation at 12 Kellogg Street, Portland, Maine 04101.

To prevent an infestation of any kind at 12 Kellogg Street, Portland, Maine 04101, the Tenants must notify the Owner immediately if they know of or suspect any bedbugs, roaches, rodents, insects or any other pest or critter in their apartment, their sunporch, the back or front hall or in the basement. If possible, catch the pest in a jar, put the lid on the jar, and bring the sample to the Owner.

TKH 9/23/24

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Elise C. Morano
Theodora K. Hurley

15

September 23, 2024

Pest Infestation and Unwanted Critters continued:

To avoid a pest infestation or an unwanted critter, the Tenants are not allowed to let anyone who is not the Owner's legal Tenant to store any furniture, clothing or other personal property of any kind under any circumstances at 12 Kellogg Street, 1st Floor, Portland, Maine 04101.

The Tenants agree to notify the Owner the same day the Tenants discover a pest or critter infestation so that the Owner may engage a pest infestation company to eradicate the pests and/or critters.

Once the Owner has engaged a pest control company, the Owner will then advise the Tenants of the procedure required and the date and time that the pest control company will arrive at 12 Kellogg Street, Portland, Maine 04101 to eradicate the pests and/or critters.

For the health and safety of the all of the occupants at 12 Kellogg Street, Portland, Maine 04101 and to allow the pest control company to do their job; the Tenants must agree to vacate the building so that the pest control company can perform the eradication of the pests and/or critters.

The Tenants also agree not to return to 12 Kellogg Street, Portland, Maine 04101 until the pest control company has advised the Owner that it is safe for the Tenants to return to 12 Kellogg Street, Portland, Maine 04101. Failure to cooperate with the Owner and the pest control company, will result in the termination of the Tenants' lease.

Please remember that the Owner or the Owner's Agent do not email or text Tenants as their primary means of communication with Tenants. Please keep your cell phone voice mailbox clear of messages in the event that the Owner or the Owner's Agent is trying to return your call to them or to get in touch with you for some other reason.

If you need the Owner's assistance with a concern or a problem, please call the

TKH 9/23/24

ECM 9/23/24

Elise C. Morano
Theodora K. Hurley

16

September 23, 2024

Owner's landline telephone number 207-871-0322. If there is no answer, please leave a detailed message on the Owner's landline voice mail; and the Owner or the Owner's Agent will return your call as soon as possible. Please do not call or text the Owner on her cell phone if you have a concern or a problem. The Owner has her cell phone turned off most of the time.

Thank you for choosing to make 12 Kellogg Street, 1st Floor, Portland, Maine 04101 your home.



Elise C. Morano

9/23/24

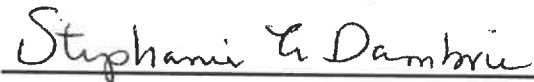
Date



Theodora K. Hurley

9/23/24

Date



Stephanie A. Dambrie

9/27/2024

Date

Elise C. Morano
Theodora K. Hurley

Lease
10/1/2024 - 7/31/2025

12-1 Kellon Street
Portland, ME 04101
Page 1 of 2

Residential Real Property Disclosure Statement

Building Built: 1904
Addendum A

MAINE WARNING: LEAD-BASED PAINT HAZARDS

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. Lead poisoning poses a particular risk if you are pregnant or may become pregnant. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

Every tenant or lessor of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. The landlord or other lessor of any interest in real property is required to provide the tenant or lessee with any information on lead-based paint hazards from risk assessments or inspections in the landlord's or lessor's possession and notify the tenant or lessee of any known lead-based paint hazards.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

Acknowledgement of State Disclosure Statement.

The signature below acknowledges that the lessor or potential lessor has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

Stephanie A. Dambrie 9/27/2024
Lessor Signature Date

Stephanie A. Dambrie
Lessor Name printed

Lessor Signature Date

Lessor Name printed

Theodora Hurley 9/23/24
Lessee Signature Date

Theodora Hurley
Lessee Name printed

Elise Morano 9/23/24
Lessee Signature Date

Elise Morano
Lessee Name printed

Elise C. Moran
Theodora K. Hurley

Lease
10/1/2024 - 7/31/2025
Addendum A

12-1 Kellogg Street
Portland, ME 04101
Page 2 of 2

**Acknowledgement of federal disclosure of information
on Lead-Based Paint and/or Lead-Based Paint Hazards**

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Building Built: 1904

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) SAD Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) ☐ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) SAD Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgement (initial)

(c) ☐ Lessee has received copies of all information listed above.

(d) TKH Lessee has received the pamphlet *Protect Your Family from Lead in Your Home* to share
CCM

Agent's Acknowledgement (initial)

(e) ☐ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Stephanie Dambrie 9/27/24
Lessor
Theodora Hurley 9/23/24
Lessee

Lessee
Edu 9/23/24
Date

Agent Date

Agent Date



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

Elise C. Morano
Theodorak. Hurlen
12-1 Kellogg Street
Portland, ME 04101
Lease

10/1/2024 - 7/31/2025

Addendum B

20 pages including
the cover sheet

Theodorak Hurlen 9/23/24
Signature Date

Elise C. Morano 9/23/24
Signature Date

Stephanie X Dambrie 9/27/24
Signature Date

To Share

Elise C. Morano
Theodora K. Hurlen

Lease
10/1/2024-7/31/2025
Addendum C

12-1 Kellogg Street
Portland, ME 04101
Page 1 of 2

Energy Efficiency Disclosure Form for Rental Units in Maine

Address of Rental Unit: 12-1 Kellogg Street, Portland, ME 04101

This rental unit ☒ meets/ ☐ does not meet/ ☐ partially meets (check one)
the minimum energy efficiency guidelines suggested below for rental units
in Maine.

You can expect your energy bills to be lower if your dwelling is insulated and has efficient appliances. There are several factors that affect energy costs. The areas below are the most important ones and indicate where this dwelling exceeds, meets, or falls below minimum efficiency guidelines suggested for Maine. The **bold items** below are suggested minimum guidelines.

Heating Systems

Space Heat

Tested heating system efficiency (minimum: 82%) 86.1 % ☐ unknown Test date: 8/27/2020

Exposed pipes or ducts in unheated crawl space insulated? ☐ yes ☒ no n/a full basement

Heating fuels: ☐ oil ☐ natural gas ☐ propane ☐ kerosene ☐ wood ☐ electric ☐ other

Water Heat

Accessible domestic hot water pipes insulated? ☒ yes ☐ no

Fuels: ☐ oil ☒ natural gas ☐ propane ☐ solar ☐ electric ☐ other

Insulation

Walls

Blown in in the 1980's
Insulated? (minimum: cavity filled) ☒ filled ☐ partially filled ☐ no insulation ☐ unknown

Insulation thickness: ☐ less than 3" ☒ 3-6" ☐ more than 6"

Ceiling

Blown in in the 1980's
Insulated? (minimum: R-38 or cavity filled) ☒ filled ☐ partially filled ☐ no insulation ☐ unknown

Insulation thickness: ☐ inches or R- unknown

Floors over unheated areas

Insulated? (minimum: R-21 or cavity filled) ☒ filled ☐ partially filled ☐ no insulation ☐ unknown

Basement wall

Insulated? (minimum: 2' below grade) ☐ yes ☒ no Brick Walls

plus storm windows

Windows and Doors

Windows (minimum: 2 panes of glass) ☐ single pane ☐ single + storm ☒ double (DG) ☐ DG + low-e
(DG + low-e + argon gas) ☐ triple or better

Doors (minimum: insulated or with storm) ☒ insulated ☐ storm ☐ insulated + storm ☐ neither

Appliances

Refrigerator (minimum: post-1995) ☒ yes ☐ no ☐ unknown ☒ Energy Star rated

Gas stove (suggested electronic ignition) ☐ electronic ignition ☐ pilot light ☒ no gas stove

You have the right to obtain a 12-month history of electricity used by this rental unit by calling your local electric company. If this unit uses natural gas, you have the right to obtain a 12-month history of natural gas used by the unit by calling your local natural gas company.

For further information about energy efficiency, contact **Efficiency Maine, 1-866-376-2463**

Stephani A. Dambrie

Signatures: Landlord: 9/27/2024 Tenant: Theodora Hurlen Date: 9/23/24

This information is accurate to the best of the landlord's knowledge.

Tenant: Elise Morano Date: 9/23/24

Other comments about the unit's efficiency: _____

Available on the Maine Public Utilities Commission or Maine State Housing Authority
web pages (www.maine.gov/mpuc or www.mainehousing.org)
May 12, 2006

Page 1 of 2

Elise C. Morano
Theodora K. Hurley

Lease
10/1/2024 - 7/31/2025
Addendum C

12-1 Kellogg Street
Portland, ME 04101
Page 2 of 2

Guidelines and Explanation of Terms

Tested heating system efficiency (minimum 82%): This is the combustion efficiency test typically performed by a heating technician when servicing and cleaning the burner.

Floors over unheated areas: Examples are an enclosed porch or a crawlspace. Doesn't refer to a basement.

Basement wall: Basements in many new buildings are insulated all the way to the floor or footings (full height). Older buildings may have poor soil drainage, e.g. a wet basement. To avoid potential foundation damage from damp soils freezing and expanding, it is generally considered safe to insulate to 1'-2' below ground level. This still saves considerable energy.

Windows: Sealed double glazing sometimes has gas fill such as argon or krypton. Low-e storm windows are also available. Either exceeds the basic single glass + storm.

Doors: A solid wood door is only a bit more insulating than a single pane of glass. Adding a storm door cuts heat loss in half. An insulated door can equal almost 10 panes of glass.

Refrigerator: Refrigerators made before 1995 have the make and model information on a metal plate inside, usually on the door. From 1995 on, the information is on a sheet of metal foil.

Gas stove: According to the U.S. Department of Energy, piloted gas burners can use more than twice the energy used by electric ignition gas burners.

Theodora Hurley 9/23/24
Signature Date

Elise C. Morano 9/23/24
Signature Date

Stephanie L. Dambrosi 9/27/2024
Signature Date

Elise C. Morano
Theodora K. Hurley

Lease
10/1/2024 - 7/31/2025
Addendum D

12-1 Kellogg Street
Portland, ME 04101
Page 1 of 1

NO SMOKING OF TOBACCO PRODUCTS, NO CHEWING OF TOBACCO PRODUCTS, NO SMOKING OF E-CIGARETTES, NO SMOKING OF MARIJUANA, NO GROWING OF MARIJUANA PLANTS, NO HEAT LAMPS, NO HOME LABS FOR EXTRACTING CANNABIS CONCENTRATES (HASH OIL, SHATTER, WAX ETC.) OR THE MANUFACTURE OF ANY OTHER ILLEGAL OR LEGAL SUBSTANCE(S):

12 Kellogg Street, Portland, ME 04101

NO SMOKING TOBACCO PRODUCTS, NO CHEWING OF TOBACCO PRODUCTS, NO SMOKING OF E-CIGARETTES, NO SMOKING OF MARIJUANA, NO GROWING OF MARIJUANA PLANTS, NO HEAT LAMPS, AND NO HOME LABS FOR THE EXTRACTING OF CANNABIS CONCENTRATES (HASH OIL, SHATTER, WAX ETC.) OR THE MANUFACTURE OF ANY OTHER ILLEGAL OR LEGAL SUBSTANCE(S):

SAD NOT ALLOWED Inside all apartments, enclosed sunporches, or garages

SAD NOT ALLOWED Inside all common areas, such as hallways or basements

SAD NOT ALLOWED Outside within 100 feet of the Dambrie property complex
(19 Adams St, 5 Kellogg St, 8 Kellogg St, 12 Kellogg St, 18 Kellogg St, Portland, ME 04101)
(Garages: 1-3 Kellogg St, 11-15 Kellogg St, 29-37 Adams St, 39-45 Adams St, Portland, ME 04101)

SAD NOT ALLOWED Outside on porches, decks, stairways, patios, yards

I have read and understand the No Smoking of Tobacco Products, No Chewing of Tobacco Products, No Smoking of E-cigarettes, No Smoking of Marijuana, No Growing of Marijuana Plants, No Heat Lamps, and No Home Labs for Extracting Cannabis Concentrates (Hash Oil, Shatter, Wax etc.) or the manufacture of any other Illegal or Legal substance(s):

12 Kellogg Street, Portland, ME 04101

Tenant Printed Name: Theodora Hurley

Apartment No.: 12-1 Kellogg Street

Tenant Signature: Theodora Hurley

Date: 9/23/24

Tenant Printed Name: Elise Morano

Apartment No.: 12-1 Kellogg Street

Tenant Signature: Elise Morano

Date: 9/23/24

Tenant Printed Name: _____

Apartment No.: _____

Tenant Signature: _____

Date: _____

Tenant Printed Name: _____

Apartment No.: _____

Owner Signature: Stephanie A Dambrie

Date: 9/27/2024

Owner Printed Name: Stephanie A Dambrie

Date: 9/27/2024

Elise C. Morano
Theodora K. Hurley



Lease
10/1/2024 - 7/31/2025
Addendum E

12-1 Kellogg Street
Portland, ME 04101
Page 1 of 1

Landlords Disclosure To Tenants Of Radon Gas Hazards In A Residential Rental Property

There are possible serious health risks due to exposure to radon. Please read the attached information.

Information About Your Building

Residential Rental Unit Number Or Other Identifier: Apt #1

Street Address (including Rental complex name if applicable): 12 Kellogg Street Complex
12 Kellogg Street, Portland, ME 04101

A radon test in the unit identified above or in other parts of your building was completed on 2 / 7 / 2024
(day)/(month)/(year)

A Tenant may request a re-test after 10 years from the date above, unless the landlord has installed and maintains a functioning radon mitigation system.

The radon level found in the above identified unit (or, if the unit was not tested, the highest level found during testing in other parts of the building) was <0.30 pCi/l. A copy of the original results report is available for viewing by the Tenant. Radon mitigation is recommended, but not required, for radon levels of 4 pCi/l or higher. However, if radon levels of 4.0 pCi/l or higher are not mitigated, the landlord or Tenant have the option to end the lease after providing at least 30 days notice.

The radon was tested by (check one): A Maine Registered Radon Tester ___ /the landlord X /a Tenant ___

If tested by a Maine-registered radon tester, their Maine Radon ID number is ___
Air Radon Analysis done by Northeast Laboratory Services on 2/8/2024

Under Maine law, any radon testing in residential rental buildings must be conducted according to proper protocols and in accordance with rules adopted by the Maine Department of Health and Human Services. Additionally, Maine law gives the Tenant the right to conduct radon tests in their dwelling unit. They may hire a registered radon tester or conduct the test themselves.

A page explaining the hazards of radon, Radon in Rental Housing-A Serious Hidden Danger to Family Health, is attached.

ACKNOWLEDGEMENT OF RADON GAS HAZARDS DISCLOSURE

The signatures below acknowledge that the landlord or their agent has disclosed to the lessee, information about radon gas as required by 14 M.R.S.A. Section 6030-D. This acknowledgement does not constitute a waiver of any rights.

Stephanie A. Dambrie
Landlord or Agent (printed) Date

Stephanie A Dambrie 9/27/2024
Landlord or Agent (signed) Date

Theodora Hurley 9/23/24
Tenant (printed) Date

Theodora Hurley 9/23/24
Tenant (signed) Date

Elise Morano 9/23/24
Tenant (printed) Date

Elise 9/23/24
Tenant (signed) Date

Radon in Rental Housing Addendum F A Serious Hidden Danger to Family Health



September 2011



Renting a home with high radon levels is a major risk for lung cancer.

Radon is the 2nd leading cause of lung cancer. Any home, including rental housing, can have a radon problem. It doesn't matter if it's old or new, or where it's located. High levels of radon gas occur naturally in Maine soil and water, and can move up into a house from the ground. The house then traps the radon in the air inside.

The only way to know if a home has a problem is to test. Landlords in Maine are required to test their rental properties for radon by March 1, 2014. This tipsheet can help you understand how radon testing in rental housing works.

About Radon Testing in Rental Housing

Maine requires landlords to test all residential rental properties by March 1, 2014, and re-test every 10 years.

Simple air tests can show whether radon levels are safe. Only registered radon testers can conduct a radon test. They will put radon test devices in the building, usually in the basement or in ground floor units. Sometimes they will test units on other floors.

What Tenants Need to Do

- Do not touch, move, cover or otherwise interfere with the testing devices.
- For 12 hours before, and all during the test, keep windows and doors closed, except for normal entry and exit.
- **IMPORTANT:** If the test is not done the right way it must be done again, **costing time and money for the landlord and tenant.**
- Your landlord must show you the results for your residence. If your residence was not tested, you will get the results from the basement or the highest result found in your building.

Stephanie E. Dambrie 9/27/2024
Signature Date

About High Radon Levels

A radon concentration of 4 pCi/l (picocuries per liter) or above is a high radon level. If there is a high radon level in your building, your landlord must get the problem fixed within six months.

Only registered radon reduction contractors, called radon mitigators, can fix high radon levels in rental housing. Radon mitigators can install the proper system to make sure that your home and all the others in your building, have safe radon levels.

Radon treatment systems work well to bring the level down to safer levels, no matter how high the levels are to start.

Follow-Up Testing

Once your building has a radon mitigation system, there will be another radon test and there may be periodic re-tests to make sure the system is working. In addition, landlords must conduct a re-test of the building every 10 years.

Theodore K. Hurley 9/23/24
Signature Date
Eunice 9/23/24
Signature Date

Protect your family. Learn. Test. Treat if needed.

- Check this website: www.MaineRadiationControl.org
- For advice: 1-800-232-0842 • radon.dhhs@maine.gov • TTY: 800-606-0215



Certificate of Analysis

Administrative Offices

Phone: 207-873-7711

Fax: 207-873-7022

Customer Service

Phone: 207-878-6481

Fax: 207-887-8387

Radon Air Report

Report Date: 2/8/2024

Attention: Stephanie A Dambrie
8 Kellogg Street Apt 1
Portland ME 04101

Legend

- ✓ Below EPA Action Level (4.0 pCi/L)
- ✗ At EPA Action Level or Above (4.0 pCi/L)

Location:

12 Kellogg St
Portland ME 04101

Lab ID Number	Building Name/Area	Unit	Test Area	Temp (°F)	Start Date/Time	End Date/Time	Radon in Air (pCi/L)
602400268	12 Kellogg St Complex	Apt 1	#3 Bedroom, 1st Fl: 283006	68	2/5/2024 10:20	2/7/2024 13:13	✓ Detector 1: <0.30
602400269	12 Kellogg St Complex	Apt 2	#2 Bedroom, 2nd Fl: 283007	70	2/5/2024 10:23	2/7/2024 13:14	✓ Detector 1: <0.30
602400270	12 Kellogg St Complex	Apt 3	#4 Bedroom, 3rd Fl: 283008	68	2/5/2024 10:26	2/7/2024 13:17	✓ Detector 1: <0.30

Radon measurements with a reading of 4pCi/L or more are at the EPA action level. The EPA recommends follow up measurements and fixing a home with levels of 4pCi/L or higher. The State of Maine considers levels of 2pCi/L or lower desirable, but does not necessarily recommend action unless over 4pCi/L.

Information on indoor radon, and any questions, comments, or complaints concerning radon services should be directed to the State of Maine Radiation Control Program, State House #10, Augusta, ME 04333-0010, 287-5676 or 1-800-232-0842.

Should you have any questions concerning your radon test result, please feel free to call us.

Please, contact NEL for your other environmental analytical needs, including water testing for lead and arsenic or indoor air quality.

Authorized By

Adam Weber
Adam Weber, Laboratory Analyst

Review Date

2/8/2024

Note: NEL meets EPA requirements for radon testing. The State of Maine Radon Registration Act (22 MRSA sec. 771 et seq.) requires this laboratory to report the test results and zip codes of structures tested, and the street address in cases of very high radon levels.

Analytical results and reports are generated by NEL at the request of and for the exclusive use of the person or entity (client) named on this report. Results, reports, or copies of same will not be released by NEL to any third party without the prior express written consent from the client named in this report. This report applies only to those samples taken at the time, place, and location referenced by the client. This report makes no express or implied warranty or guarantee as to the sampling methodology used by the individual performing the sampling. The client is solely responsible for the use and interpretation of these results and NEL makes no express or implied warranties as to such use or interpretation. NEL is not able to make and does not make a determination as to the environmental soundness, safety, or health of a property from only the samples sent to their laboratory for analysis. Unless otherwise specified by the Client, NEL reserves the right to dispose of all samples after the testing of such samples is sufficiently completed. NEL liability extends only to the cost of the testing. NRSB Reg# ARL1401. ME REG# SPC3.

Elise C. Morano 9/23/24
Elise C. Morano Date

Theodore K. Hurley 9/23/24
Theodore K. Hurley Date

Lease
10/1/2024 - 7/31/2025
Addendum 9
Page 1 of 1

Stephanie A. Dambrie 9/27/2024
Stephanie A. Dambrie Date

Elise C. Morano
Theodora K. Hurley

Lease
10/1/2024 - 7/31/2025
Addendum #

12-1 Kellogg Street
Portland, ME 04101
Page 1 of 2

City of Portland, Maine
Rental Housing Rights

Tenant/Landlord Rights and Responsibilities

The relationships between tenants and landlords in Portland are governed, in part, by the City of Portland Code of Ordinances and the State of Maine statutes, and cover a wide variety of topics. There are various resources for additional information, including Pine Tree Legal and the State of Maine's publication "Consumer Rights When You Rent an Apartment", and others. It is recommended that concerned individuals obtain professional legal advice, as necessary.

Rent Control

Landlords of rental units in Portland, that are not otherwise exempt, may only increase the rent once within a rental year. Before increasing rent, a landlord must give tenants written, signed notice at least 75 days in advance. That notice must include the date the tenancy began, the date of the rent increase, and the reasons for the rent increase. Rent may only be increased for certain reasons and by certain amounts, such as the increase in the Consumer Price Index, certain increases in taxes, where there is a new tenant, or if a landlord requests special permission from the Rent Board. A landlord may never raise the rent more than 10% in one year.

Tenants at Will

When a tenant rents a housing unit without a written lease that tenant is a "tenant at will". Unless the unit is exempt, for tenants at will, landlords must typically provide at least 90 days written notice to tenants before they must move out. If a landlord provides \$500.00 reimbursement to the tenant, tenancies-at-will may be determined by notice at least 60 days before they must move out. If \$1,000.00 in reimbursement is provided, tenancies-at-will may be determined by notice at least 30 days before they must move out. Landlords do not have to provide a reason for asking the tenant to leave.

A landlord may evict a tenant at will with a minimum 7-day written notice if the tenant: (1) has caused serious damage to the apartment and has not repaired the damage; (2) has been a nuisance to other tenants or neighbors; (3) has made the unit unlivable or unfit to live in; (4) has changed the door locks and refused to give the landlord a key; and (5) is 7 days or more behind in rent.

Prohibited Discrimination

Housing discrimination on the basis of race, color, sex, sexual orientation, physical or mental disability, ancestry, national origin, or family status is prohibited by the City of Portland and the State of Maine. Landlords may not refuse to rent or impose terms of tenancy on any tenant who is a recipient of federal, state or local public assistance, including medical assistance and housing subsidies. Unless a unit is otherwise exempt, landlords must also comply with reasonable requirements of any subsidy program, including filling out paperwork, allowing inspections, and making reasonable repairs.

Concerns, Complaints, or Questions

If you have questions about the City's ordinances on rent control and tenant protections, think your landlord has violated the City's ordinances, or want to file an appeal with the Rent Board, please contact the Housing Safety Office at housingsafety@portlandmaine.gov or 207-756-8131
Revised March 2021

Theodora Hurley
Signature

9/23/24
Date

Em M
Signature

9/23/24
Date

Stephanie G Dambriu
Signature

9/27/2024
Date

Elise C. Morano
Theodora K. Hurley

Lease
10/1/2024 - 7/31/2025
Addendum H

12-1 Kellogg Street
Portland, ME 04101
Page 2 of 2

Required Forms & Informational Material

Landlords must provide the following informational material and forms to tenants:

- The City of Portland Rental Housing Rights Document (above) Lease 10/1/2024 - 7/31/2025
Addendum H - 2 pages
- Energy Efficiency Disclosure
<https://www.maine.gov/mpuc/online/forms/EnergyEfficiencyDisclosure.html> Lease 10/1/2024 - 7/31/2025
Addendum C - 2 pages
- Lead Paint Pamphlet - "Protect Your Family From Lead in Your Home"
<https://www.epa.gov/lead/protect-your-family-lead-your-home> Lease 10/1/2024 - 7/31/2025
Addendum B - 20 pages including cover page
- Lead Based Paint Disclosure Form
Lead Based Paint Disclosure Form Lease 10/1/2024 - 7/31/2025
Addendum A - 2 pages
- Smoking Policy Disclosure (To be drafted by the landlord) Lease 10/1/2024 - 7/31/2025, Addendum D - 1 page
- Radon in Rental Housing Pamphlet
<https://www.maine.gov/dhhs/mecdc/environmental-health/rad/radon/documents/2019tipsheet11.pdf> Lease 10/1/2024 - 7/31/2025
Addendum F - 1 page
- Radon Disclosure
<https://www.maine.gov/dhhs/mecdc/environmental-health/rad/radon/documents/Maine%20radon%20gas%20disclosure-final.pdf> Lease 10/1/2024 - 7/31/2025
Addendum E - 1 page each

By signing below, landlords and tenants acknowledge that they have read and understand the information contained within this document and landlords have provided tenants with copies of the informational material and forms noted above.

Landlord	Stephanie A. Dambri	Date	9/27/2024
	Stephanie A. Dambri		
Tenant	Elise C. Morano	Date	9/23/24
	Elise C. Morano		
Tenant	Theodora K. Hurley	Date	
	Theodora Hurley		9/23/24
Tenant		Date	

Revised March 2021