



RENT BOARD
September 24, 2025
5:00 PM

ZOOM INFORMATION:

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/89573671630?pwd=PEAlG9Nv2eu0bN8scaeWmfut2YOn1C.1>
Passcode:515179

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II. ROLL CALL:

III. APPROVAL OF MINUTES

- a. August 27, 2025 Minutes
- b. September 3, 2025 Minutes

IV. COMMUNICATIONS:

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

- a. 2026 Allowable Increase Percentage

V. UNFINISHED BUSINESS:

- a. Approval of Written Findings of Fact & Conclusions of Law
- b. Rent Increase Application - Public Comment
Owner: Matthew Davies, 56 Marlu St, Westbrook, ME 04092
Address: 135 Sheridan St, Unit 102
CBL: 013-K-002-102
- c. Rent Increase Application - Public Comment
Owner: 56&58 Federal LLC, 104 East St, Carlisle, MA 01741
Address: 58 Federal St, Unit 58-2
CBL: 020-D-009-001
- d. Rent Increase Application - Public Comment
Owner: Dennis Fuller, 3946 Easton Terr, Sarasota, FL 34238-2617
Representative: Troy Hanna, 394 Meadow Rd, Durham, ME 04222
Address: 489 Cumberland Ave, all 4 units
CBL: 048-F-023-001
- e. Rent Increase Application - Public Comment
Owner: The Fredricka Kapothanasis Testamentary Trust, 27 Running Brook Rd, Westbrook, ME 04092
Representative: Kevin A. King, PO Box 695, Westbrook, ME 04098-0695

Address: 218 Ocean Ave, Units 218, 220 & 222
CBL: 140-B-015-001

- f. Rent Increase Application - Completeness Review
Owner: Woodford Arms, Inc., PO Box 10563, Portland, ME 04104
Address: 168-180 Woodford St, all 18 units
CBL: 124-J-014-001 & 124-J-012-001
- g. Rent Increase Application - Public Comment
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, all 5 units
CBL: 130-G-014-001

VI. New Business

- a. Rent Increase Application - Completeness Review
Owner: RSAA Properties LLC, PO Box 9, Greenwood, ME 04255
Address: 118 Providence St, Unit 120
CBL: 425-I-010-001
- b. Rent Increase Notice Subcommittee Update
- c. MNOI Rent Increase Application Form Subcommittee Update
- d. Rent Board Annual Report Update

VII. Adjourn