

Remote Rent Board Meeting Minutes - Held Via Zoom

September, 3 2025

II. Roll Call - 0:00:44

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

Staff present:

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

III. Communications - 0:01:13

No communications or written public comment received.

IV. Unfinished Business

0:03:17 - Austin Sims states what preparations have been made to familiarize themselves with the agenda items in 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

0:05:01 - Matthew Walker moves to enter an executive session based on the code cited previously by Matthew Lax. Seconded by Kristen Carreras. The motion and second are withdrawn.

0:06:12 - Anne-Laure Razat moves to enter into 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. Seconded by Kristen Carreras. (6-0; Sims abstains) The motion passes.

0:07:20 through 0:58:26 - Executive Session takes place.

0:58:35 - Kristen Carreras and Austin Sims exit the meeting.

b. Tenant Rights Complaint - 0:59:00

Complainant: Elise Morano

Address: 12 Kellogg St, Unit #1

Property Owner: Stephanie Dambrie & Angela Dambrie

CBL: 017-F-015-001

1:03:18 - Christopher "Buddy" Moore moves to find that the Rent Board has jurisdiction to hear the complaint before them pursuant to 6-263(c) in the Portland Code of Ordinances. Seconded by Matthew Lax. (5-0; Sims and Carreras absent) The motion passes.

1:09:24 - Anne-Laure Razat moves to find that the tenant's accommodation request letter dated June 12, 2025 constitutes an appeal of their rights under 6-237(e) of the Portland City Code. Seconded by Rebecca Bolduc. The second and motion are withdrawn.

1:13:18 - Anne-Laure Razat moves to find that the tenant's accommodation request letter dated June 12, 2025 constitutes a complaint or appeal of their rights under 6-237(a) of the Portland City Code as recognized by Section 6-237(e). Seconded by Rebecca Bolduc. (5-0; Sims and Carreras absent) The motion passes.

1:27:43 - Matthew Walker moves to find that the July 9th letter from the landlord, which did not renew the lease, did occur within six months of the appeal letter from June 12, 2025. Seconded by Rebecca Bolduc. (5-0; Sims and Carreras absent) The motion passes.

1:29:56 - Matthew Walker moves to find that the landlord did not successfully rebut the presumption of retaliation. The motion is withdrawn.

1:30:51 - Matthew Walker moves to find that the landlord did not successfully rebut the presumption of retaliation as outlined in Section 6-237(e). Seconded by Christopher "Buddy" Moore. (4-1; Lax votes no, Carreras and Sims absent). The motion passes.

1:49:16 - Christopher "Buddy" Moore moves to find that the landlord retaliated against the tenant in violation of Section 6-237(e) of the Portland Code of Ordinances. Seconded by Matthew Walker. The motion and second are withdrawn.

1:53:24 - Christopher "Buddy" Moore moves to find that the landlord at 12 Kellogg St retaliated against the tenant in violation of Section 6-237(e) of the Portland Code of Ordinances by issuing a notice of non-renewal after the tenant asserted their rights under the Ordinance. Seconded by Anne-Laure Razat. (4-1; Lax votes no, Carreras and Sims absent). The motion passes.

2:07:46- Anne-Laure Razat moves to recommend that the landlord be fined \$200 per day for unit 1 of 12 Kellogg St for the retaliatory act beginning September 4th until the retaliation is withdrawn, including through the options of 1) the tenants are reoffered the unit with the previous lease's term, 2) the tenants vacate by mutual agreement with the landlord, or 3) the tenants' tenancy is otherwise lawfully terminated. Seconded by Christopher "Buddy" Moore. The motion and second are withdrawn.

2:20:17 - Anne-Laure Razat moves to recommend that the landlord be fined \$500 per day for unit 1 of 12 Kellogg St for the retaliatory act beginning September 4th until the retaliation is withdrawn, including through the options of 1) the tenants are reoffered the unit with the previous lease's term, 2) the tenants vacate by mutual agreement with the landlord, or 3) the tenants' tenancy is otherwise lawfully terminated. Seconded by Matthew Walker. See amendment at 2:24:09 (4-1; Lax votes no, Carreras and Sims absent). The motion passes.

2:24:09 - Matthew Lax moves to amend the previous motions language of "the previous lease's term" to "substantially similar terms to the previous lease". Seconded by Christopher "Buddy" Moore. (5-0; Sims and Carreras absent) The motion passes.

2:34:08 - Anne-Laure Razat moves to find that the Board does not have the jurisdiction to provide the relief requested by the tenant at unit 1 of 12 Kellogg St.

2:36:47 - Anne-Laure Razat amends the previous motion to find that the Board does not have jurisdiction to reward the additional relief requested by the tenant of unit 1 at 12 Kellogg St including the restoration of tenancy, a term in the lease requesting the ability to terminate the lease in 30 days, a guaranteed neutral reference from the landlord, compensation for medical bills, financial stress and money towards their move, and finally, the one year difference in rent between the \$1600.00 the tenant currently pays and the apartment or home they end up moving into after moving out of their current unit. Seconded by Rebecca Bolduc. (5-0; Sims and Carreras absent) The motion passes.

V. Adjourn - 2:43:50

2:44:12 - Anne-Laure Razat moves to adjourn the meeting. Seconded by Rebecca Bolduc. (5-0; Sims and Carreras absent) The motion passes.