



**RENT BOARD**  
**December 2, 2025**  
**5:30 PM**

**ZOOM INFORMATION:**

**Join from PC, Mac, iPad, or Android:**

**<https://portlandmaine-gov.zoom.us/j/84372568426?pwd=1kop1un4d4mg0zOhQ8XLWXUd8CNEla.1>**

**Passcode:085082**

**Phone one-tap:**

**+13092053325,,84372568426#,,,,\*085082# US**

**+13126266799,,84372568426#,,,,\*085082# US (Chicago)**

**Join via audio:**

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**+1 929 205 6099 US (New York)**

**+1 301 715 8592 US (Washington DC)**

**+1 305 224 1968 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)**

**+1 346 248 7799 US (Houston)**

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**Webinar ID: 843 7256 8426**

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**II. ROLL CALL:**

**III. APPROVAL OF MINUTES**

- a. October 22, 2025 Minutes
- b. November 12, 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"*

**33 State St Rent Increase Appeal Scheduling Request**

**V. UNFINISHED BUSINESS:**

- a. Rent Increase Application  
Owner: SPAR Inc., 82 Hanover St, Portland, ME 04101  
Owner's Representative: Caleb Normandeau with Port Property  
Address: 72 Park Ave, Units 1-12  
CBL: 048-B-008-001  
Type of Increase: Increased Housing Service Costs
- b. Rent Increase Application  
Owner: SPAR Inc., 82 Hanover St, Portland, ME 04101  
Owner's Representative: Caleb Normandeau with Port Property  
Address: 157 Grant St, Units 1-26  
CBL: 053-B-024-001  
Type of Increase: Increased Housing Service Costs

**VI. New Business**

- a. Rent Increase Appeal - Public Comment  
Appellant: Portland Tenant's Union  
Address: 33 State St, all units

Property Owner: Atanas Dinkov  
CBL: 044-B-016-001

- b. Tenant Rights Appeal - Public Comment  
Appellant: Shelley Swift  
Address: 193 York St, Unit 2  
Property Owner: 193 York Street LLC  
CBL: 044-C-004-001

**VII. Adjourn**