



**RENT BOARD**  
**December 17, 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**

**Phone one-tap:**

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**Join via audio:**

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**+1 719 359 4580 US**

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**+1 253 215 8782 US (Tacoma)**

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**International numbers available: <https://portlandmaine-gov.zoom.us/j/kwnoAr1ft>**

**II. ROLL CALL:**

**III. APPROVAL OF MINUTES**

- a. November 19, 2025 Minutes
- b. December 2, 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. 193 York St, Unit 2 Tenant Rights Appeal - Scheduling Request

**V. UNFINISHED BUSINESS:**

- a. Approval of Findings of Fact & Conclusions of Law
- b. Rent Increase Application - Public Comment  
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
- c. Rent Increase Application - Public Comment  
Owner: RSAA Properties LLC, PO Box 9, Greenwood, ME 04255  
Address: 118 Providence St, Units 188 & 120  
CBL: 425-I-010-001
- d. Rent Increase Application - Public Comment  
Owner: Lewis Robinson, 46 Prospect St, Portland, ME 04103  
Address: 42 Prospect St, both units  
CBL: 124-E-006-001
- e. Executive Session pursuant to 1 M.R.S. 405(6)(E) for consultations between the Rent Board and its Attorney concerning the legal rights and duties of the Rent Board as they relate to the Board's Consideration of the Portland Tenants Union's Complaint concerning 33 State Street

- f. Rent Increase Appeal  
Appellant: Portland Tenant's Union  
Address: 33 State St, all units  
Property Owner: Atanas Dinkov  
CBL: 044-B-016-001
  
- g. 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

**VI. New Business**

- a. Tenant Rights Appeal - Public Comment  
Appellant: Lizeth Gallardo  
Address: 183 Brackett St, Unit 208  
Property Owner: Redfern WEP LLC  
CBL: 045-E-039-001
  
- b. Election of Vice Chair
  
- c. 2026 Maintenance of Net Operating Income Application Update

**VII. Adjourn**