

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, November 19, 2025

II. Roll Call - 0:01:17

Matthew Lax, Tenant, District 1 - Chair
Matthew Walker, Tenant, District 2
Christopher "Buddy" Moore, Tenant, District 3
Rebecca Bolduc, Homeowner, District 4
Vacant, District 5
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

a. Reschedule December Meeting - 0:02:23

0:07:22 - Matthew Lax moves to schedule meetings for December 2, 2025 at 5:30 pm and December 17, 2025 at 5:00 pm. Seconded by Kristen Carreras. (6-0) The motion passes.

b. Rent Control Report - Q3 2025 - 0:10:12

IV. Unfinished Business - 0:11:17

a. Rent Increase Application - Completeness Review

Owner: Woodford Arms, Inc., PO Box 10563, Portland, ME 04104

Property Address: 168-180 Woodford St, all 18 units

CBL: 124-J-014-001 & 124-J-012-001

0:13:34 - The property owner presents the application.

0:34:44 - Matthew Walker moves to find the application complete. Seconded by Kristen Carreras. (6-0) The motion passes.

b. Rent Increase Application - Completeness Review - 0:35:50

Owner: RSAA Properties LLC, PO Box 9, Greenwood, ME 04255

Property Address: 118 Providence St, Units 188 & 120

CBL: 425-I-010-001

0:38:10 - Matthew Walker exits the meeting.

0:38:20 - The property owner presents the application.

0:48:46 - Matthew Walker returns.

1:12:32 - Matthew Walker moves to schedule a public hearing once application is complete with the submission of requested items. Requested items include lease or proof of rent for 118 & 120 for 2014 & 2019 (or any earlier years), time breakdown or percentage allocatable to each unit for the accounting costs, time breakdown or percentage allocatable to each unit for the legal fees, and a cover letter. Seconded by Kristen Carreras. (6-0) The motion passes.

c. Rent Increase Application - Public Comment - 1:15:20

Owner: Saunders Street Apartments LLC, 51 Belfield Rd, Cape Elizabeth, ME 04107

Representative: Willard Bollenback and Randi Bollenback, 51 Belfield Rd, Cape Elizabeth, ME 04107

Property Address: 23 Saunders St, all 5 units

CBL: 130-G-014-001

1:24:08 - A representative for the property presents the application.

1:44:41 - Matthew Lax moves to go into Executive Session pursuant to 1M.R.S. § 405(6)(E) to consult with counsel regarding the board's legal rights and duties with respect to the 23 Saunders Street rent increase application. Seconded by Kristen Carreras. (6-0) The motion passes.

1:46:12 through 2:07:08 - The Board enters into an Executive Session.

2:24:29 - Matthew Walker moves to strike the \$12,000 management fee from 2023 instead apply the owner-performed labor figure of 5% for both years of the total rental income. Seconded by Kristen Carreras. (6-0) The motion passes.

2:43:23 - Matthew Walker moves to adjust 2024 water expense from \$17.73 to \$15.98. Seconded by Anne-Laure Razat. (6-0) The motion passes.

2:46:07 - Matthew Walker moves to reduce 2023 repair costs \$36.95 due to late fee added. Seconded by Matthew Lax. (6-0) The motion passes.

3:23:30 - Matthew Lax moves to deny the application for the rent increase at 23 Saunders Street based on the calculations contained in the worksheet shared on the screen now and the basis that the banked rent for each rental unit exceeds the amount necessary to achieve fair return on investment. Seconded by Kristen Carreras. (6-0) The motion passes.

3:26:33 through 3:32:55 - The Board takes a recess.

V. New Business

a. Schedule Tenant Rights Complaint - 33 State Street - 3:33:31

3:46:44 - Matthew Lax moves to schedule two complaints for December 2, 2025 and one complaint for December 17, 2025. Seconded by Christopher "Buddy" Moore. (6-0) The motion passes.

b. Rent Increase Application - Completeness Review - 3:48:19 **Owner: Lewis Robinson, 46 Prospect St, Portland, ME 04103** **Property Address: 42 Prospect st, both units** **CBL: 124-E-006-001**

3:49:52 - The property owner presents the application.

4:29:07 - Anne-Laure Razat moves to find complete with the additional items requested and schedule for public hearing on December 17, 2025 meeting. Seconded by Kristen Carreras. (6-0) The motion passes.

4:31:18 - Mathew Walker moves to suspend rules and continue past 9:30 pm. Seconded by Christopher "Buddy" Moore. (4-2; Lax and Bolduc vote no) The motion passes.

c. Approval of Findings of Fact & Conclusions of Law

4:47:30 - Kristen Carreras moves to approve Findings of Fact for 58 Federal St, Unit 58-2. Seconded by Christopher "Buddy" Moore. (6-0) The motion passes.

5:06:21 - Matthew Walker moves to approve Findings of Face 218 Ocean Avenue as written. Seconded by Anne-Laure Razat. (6-0) The motion passes.

5:08:25 - Anne-Laure Razat moves to table 489 Cumberland Ave to the next regularly scheduled meeting December 17, 2025. Seconded by Kristen Carreras. (6-0) The motion passes.

VI. Adjourn

5:10:00 - Kristen Carreras moves to adjourn. Seconded by Anne-Laure Razat. (6-0) The motion passes.