

Remote Rent Board Meeting Minutes - Held Via Zoom

Tuesday, December 2, 2025

II. Roll Call - 0:01:02

Matthew Lax, Tenant, District 1 - Chair
Vacant, 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 - Absent

Staff present:

Dylan Orr, Rental Registration Coordinator
Adam O'Connor, Rental Registration Inspector
Benjamin Plante, Esq., Counsel for the Rent Board

III. Approval of Minutes - 0:01:48

a. October 22, 2025 Minutes

b. November 12, 2025 Minutes

0:02:07 - Anne-Laure Razat moves to approve the minutes for October 22nd and November 12th, 2025. Seconded by Christopher "Buddy" Moore. (4-0; Carreras absent) The motion passes.

IV. Communications - 0:02:34

a. 33 State St Rent Increase Appeal Scheduling Request - 0:02:34

0:04:19 - The Board decides to hear items VI.a. and VI.b. ahead of Unfinished Business.

V. Unfinished Business - 4:02:33

a. Rent Increase Application - See 4:02:33

Owner: SPAR Inc., 82 Hanover St, Portland, ME 04101

Owner's Representative: Caleb Normandeau with Port Property

Property Address: 72 Park Ave, Units 1-12

CBL: 048-B-008-001

Type of Increase: Increased Housing Service Costs

- b. Rent Increase Application - See 4:02:33**
Owner: SPAR Inc., 82 Hanover St, Portland, ME 04101
Owner's Representative: Caleb Normandeau with Port Property
Property Address: 157 Grant ST, Units 1-26
CBL: 053-B-024-001
Type of Increase: Increased Housing Service Costs

VI. New Business - 0:04:58

- a. Rent Increase Appeal- Public Comment - 0:08:58**
Appellant: Portland Tenant's Union
Property Address: 33 State St, all units
Property Owner: Atanas Dinkov
CBL: 044-B-016-001

0:10:40 - Portland Tenant's Union presents the appeal.

0:55:12 - The property owner, Atanas Dinkov, speaks as an Objector and presents his rebuttal.

1:55:12 - Public comment received.

3:03:35 - Anne-Laure Razat moves to close public hearing and public record. Seconded by Matthew Lax. (4-0; Carreras absent) The motion passes.

3:06:04 through 3:14:24 - The Board takes a recess.

4:00:22 - Christopher "Buddy" Moore moves to table the deliberations of the 33 State St appeal to the regularly scheduled December meeting. Seconded by Matthew Lax. (4-0; Carreras absent) The motion passes.

- b. Tenant Rights Appeal - Public Comment - 3:14:46**
Appellant: Shelley Swift
Property Address: 193 York St, Unit 2
Property Owner: 193 York Street LLC
CBL: 044-C-004-001

3:14:46 - Appellant was not in attendance to present the appeal.

3:17:20 - A representative for the property owner, Matthew Grieco, speaks as an Objector and presents his rebuttal.

3:24:15 - Public comment received.

3:56:58 - Christopher "Buddy" Moore moves to table the appeal to the next regular meeting with requests sent to parties. Seconded by Anne-Laure Razat. (4-0; Carreras absent). The motion passes.

4:02:33 - The Board resumes items V.a. and V.b.

4:06:41 - Matthew Lax moves to approve the rent increase applications for 72 Park and 157 Grant, totaling 38 units, at the requested amount of \$125.97 a month per unit. Seconded by Anne-Laure Razat. (4-0; Carreras absent) The motion passes.

VII. Adjourn - 4:09:47

4:09:47 - Anne-Laure Razat moves to adjourn. Seconded by Christopher "Buddy" Moore. (4-0; Carreras absent) The motion passes.