



RENT BOARD
January 28, 2026
5:00 PM

ZOOM INFORMATION:

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/89573671630?pwd=PEAlG9Nv2eu0bN8scaeWmfut2YOn1C.1>
Passcode:515179

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II. ROLL CALL:

III. APPROVAL OF MINUTES

- a. December 17, 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. Rent Control Report - Q4 2025

V. UNFINISHED BUSINESS:

- a. Approval of Findings of Fact & Conclusions of Law
- b. Rent Increase Appeal
Appellant: Portland Tenant's Union
Address: 33 State St, all units
Property Owner: Atanas Dinkov
CBL: 044-B-016-001
- c. Tenant Rights Appeal
Appellant: Shelley Swift
Address: 193 York St, Unit 2
Property Owner: 193 York Street LLC
CBL: 044-C-004-001
- d. Tenant Rights Appeal - Public Comment
Appellant: Lizeth Gallardo
Address: 183 Brackett St, Unit 208
Property Owner: Redfern WEP LLC
CBL: 045-E-039-001

VI. New Business

- a. Rent Increase Application - Completeness Review
Owner: Justin Theberge, 14 Dry Pond Rd, Gray, ME 04039

Address: 8 Massachusetts Ave, all 3 units
CBL: 186-D-024-001

- b. Rent Increase Application - Completeness Review
Owner: Theresa Chan, 196 Danforth St, Portland, ME 04102
Address: 210 High St, all 6 units
CBL: 036-F-013-001
- c. Maintenance of Net Operating Income Application - 2026 Update

VII. Adjourn