

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, December 17, 2025

II. Roll Call - 0:01:06

Matthew Lax, Tenant, District 1 - Chair

Vacant, District 2

Christopher "Buddy" Moore, Tenant, District 3

Rebecca Bolduc, Homeowner, District 4 - absent at time of role, entered meeting 0:13:30

Vacant, District 5

Anne-Laure Razat, Tenant, At-Large

Kristen Carreras, Landlord, At-Large

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 - 0:01:33

a. November 19, 2025 Minutes

0:07:21 - Kristen Carreras moves to correct November 19, 2025 minutes at 3 hours and 20 minutes to Matthew Lax making the motion and Kristen Carreras seconding the motion. Seconded by Anne-Laure Razat. (4-0; Christopher "Buddy" Moore absent) The motion passes.

b. December 2, 2025 Minutes

0:08:33 - Anne-Laure Razat moves to approve December 2nd minutes. Seconded by Matthew Lax. (4-0; Christopher "Buddy" Moore absent) The motion passes.

IV. Communications - 0:09:01

a. 193 York St, Unit 2 Tenant Rights Appeal - Scheduling Request

0:14:40 - At the request of the Objector, the Board addresses item V.g. out of agenda order

0:19:20 - Shelley Swift, the appellant, presents the complaint.

0:32:08 - Matthew Grieco, the property owner responds as the Objector.

1:08:05 - No public comment received.

1:09:07 - Kristen Carreras moves to close the public record. Seconded by Rebecca Bolduc. (5-0)
The motion passes.

V. Unfinished Business

a. Approval of Findings of Fact & Conclusions of Law - See 4:30:40

b. Rent Increase Application - Public Comment - 1:11:33 & 2:03:44
Owner: Woodford Arms, Inc., PO Box 10563
Property Address: 168-180 Woodford St, all 18 units
CBL: 124-J-014-001 & 124-J-012-001

1:11:43 - The applicant presents the application.

1:18:47 - No objectors speak.

1:19:03 - No public comment received.

1:20:09 - Christopher "Buddy" Moore moves to close the public record. Seconded by Matthew Lax. (5-0) The motion passes.

See 2:03:44

c. Rent Increase Application - Public Comment - 1:22:04 & 2:15:58
Owner: RSAA Properties LLC, PO Box 9, Greenwood, ME 04255
Property Address: 118 Providence St, Units 118 & 120
CBL: 425-I-010-001

1:22:58 - The applicant presents the application.

1:27:20 - No objectors speak.

1:27:29 - No public comment received.

1:31:28 - Kristen Carreras moves to close the public record. Seconded by Christopher "Buddy" Moore. (5-0) The motion passes.

See 2:15:58

d. Rent Increase Application - Public Comment - 1:33:04 & 2:56:12
Owner: Lewis Robinson, 46 Prospect St, Portland, ME 04103
Property Address: 42 Prospect St, both units
CBL: 123-E006-001

1:33:33 - The applicant presents the application.

1:36:27 - No objectors speak.

1:36:44 - No public comment received.

1:41:02 - Anne-Laure Razat moves to close the public record. Seconded by Kristen Carreras.
(5-0) The motion passes.

See 2:56:12

e. Executive session pursuant to 1 M.R.S. 504(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 - See 3:52:28

f. Rent Increase Appeal - See 3:46:58
Appellant: Portland Tenant's Union
Address: 33 State St, all units
Property Owner: Atanas Dinkov
CBL: 044-B-016-001

g. Tenants Right Appeal - Public Comment - See 0:14:40
Appellant: Shelley Swift
Address: 193 York Street, Unit 2
Property Owner: 193 York Street LLC
CBL: 044-C-004-001

VI. New Business

a. Tenant Rights Appeal - Public Comment - 1:43:00
Appellant: Lizeth Gallardo
Address: 183 Brackett St, Unit 208
Property Owner: Redfern WEP LLC
CBL: 045-E-039-001

1:43:35 - The appellant is not in attendance to present the application.

1:44:01 - Jonathan Culley, representative for Redfern Properties, responds to the complaint.

1:47:39 - No public comment received.

1:57:12 through 0:00:0 The Board takes a recess.

2:03:44 - The Board resumes deliberation of item V.b.

2:10:58 - Anne-Laure Razat moves to approve the rent increases for 168, 170, 180 Woodford Street with a monthly increase of \$71.28 for the 473 square foot units, \$101.73 for the 675 square foot units, and \$108.51 for the 720 square foot units, minus the banked rent allotted for each unit. Seconded by Christopher "Buddy" Moore. (5-0) The motion passes.

2:15:58 - The Board resumes deliberations of item V.c.

2:30:34 - Matthew Lax moves to find the applicant demonstrated exceptional circumstances, therefore proposing an adjusted base rent number for the MNOI calculation of \$952.51 for 118 and \$935.90 for unit 120. Seconded by Anne-Laure Razat. (5-0) The motion passes.

2:54:00 - Matthew Lax moves to approve the rent increase application for 118 and 120 Providence Street in the amounts of \$163.56 for 118 and \$315.38 for unit 120. Seconded by Anne-Laure Razat. (5-0) The motion passes.

2:56:12 - The Board resumes deliberations of item V.d.

2:59:45 - Matthew Lax moves that the City assessor's database shows 42 Prospect valued at \$695,200, and renovations performed were \$978,892, which exceed 25% of the value of the property. Seconded by Christopher "Buddy" Moore. (5-0) The motion passes.

3:16:11 - Christopher "Buddy" Moore moves to set the new Base Rent in the amount of \$9,722.84 for 42 Prospect Street, Unit 1. Seconded by Matthew Lax. (5-0) The motion passes.

3:23:51 - Matthew Lax moves, based on 20% of renovation allocation to Unit 1 and 5% of renovation allocation to Unit 2, to find 42 Prospect Street, Unit 2 does not meet the threshold to qualify for major renovation at less than the 25% value of the property. There is no second. (5-0) The motion passes.

3:29:57 - Anne-Laure Razat moves to approve 42 Prospect Street, Unit 2 for an increase of \$452.34. Seconded by Kristen Carreras.

3:39:25 - Anne-Laure Razat moves to revise her previous motion to approve 42 Prospect Street, Unit 2 for an increase of \$452.34 minus the banked rent. Seconded by Matthew Lax. (5-0) The motion passes.

3:46:58 - Christopher "Buddy" Moore moves to table items V.f., V.g., VI.a. to the next meeting. Seconded by Kristen Carreras. (5-0) The motion passes.

3:48:53 - Kristen Carreras moves to leave public record open for item VI.a. Seconded by Christopher "Buddy" Moore. (5-0) The motion passes.

3:52:28 - Matthew Lax moves to enter executive session. Seconded by Kristen Carreras. (5-0) The motion passes.

3:53:40 through 4:25:11 The Board enters executive session.

b. Election of Vice Chair - 4:26:20

4:28:20 Kristen Carreras nominates Anne-Laure Razat as Vice Chair of the Rent Board. Seconded by Christopher "Buddy" Moore. (4-0; Razat abstains) The motion passes.

4:30:40 - Anne-Laure Razat moves to suspend Rent Board rules to continue item V.a. Seconded by Kristen Carreras. (5-0) The motion passes.

4:32:58 - Kristen Carreras moves to approve the decision sheet for 72 Park Ave and 157-159 Grant Street. Seconded by Anne-Laure Razat. (5-0) The motion passes.

4:35:43 - Matthew Lax moves to approve decision sheet for 23 Saunders Street. Seconded by Rebecca Bolduc. (5-0) The motion passes.

4:41:25 - Kristen Carreras moves to table 489 Cumberland Ave decision sheet until the next regularly scheduled meeting. Seconded by Anne-Laure Razat. (5-0) The motion passes.

c. 2026 Maintenance of Net Operating Income Application Update - 4:42:43

4:45:17 - Matthew Lax moves to update MNOI application with recommendations from City Staff. Seconded by Kristen Carreras. (5-0) The motion passes.

VII. Adjourn - 4:46:30

4:46:33 Kristen Carreras moves to adjourn the meeting. Seconded by Matthew Lax. (5-0) The motion passes.