



RENT BOARD
February 25, 2026
5:00 PM

ZOOM INFORMATION:

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/85205631634?pwd=nsqaWrLj07XiaOf7K2AwaXRIP9L7u1.1>

Passcode:068783

Phone one-tap:

+13092053325,,85205631634#,,,,*068783# US

+13126266799,,85205631634#,,,,*068783# US (Chicago)

Join via audio:

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

Webinar ID: 852 0563 1634

Passcode: 068783

International numbers available: <https://portlandmaine-gov.zoom.us/u/kcty8TKeSX>

II. ROLL CALL:

III. APPROVAL OF MINUTES

- a. January 28, 2026 Minutes
- b. February 11, 2026 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"

V. UNFINISHED 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. 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
- c. 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
- d. Approval of Findings of Fact & Conclusions of Law

VI. Adjourn

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, January 28, 2026

II. Roll Call - 0:00:45

Matthew Lax, Tenant, District 1 - Chair
Vacant, Tenant, District 2
Christopher "Buddy" Moore, Tenant, District 3
Rebecca Bolduc, Homeowner, District 4 - Absent
Vacant, District 5
Anne-Laure Razat, Tenant, At-Large - Vice Chair
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 - 0:01:09

a. December 17, 2025 Minutes - 0:01:22

0:01:47 - Anne-Laure Razat moves to approve the minutes as written. Seconded by Christopher "Buddy" Moore. (4-0; Bolduc absent). The motion passes.

IV. Communications - 0:03:15

a. Rent Control Report - Q4 2025

0:03:25 - City staff summarizes the rent control 2025 quarter 4 report. There are no votes on this item.

V. Unfinished Business - 0:05:10

a. Approval of Findings of Fact & Conclusions of Law - See 4:38:39

- #### **b. Rent Increase Appeal - 0:13:07**
- Appellant: Portland Tenant's Union**
Address: 33 State St, all units
Property Owner: Atanas Dinkov
CBL: 044-B-016-001

0:18:33 - Christopher "Buddy" Moore moves that the Rent Board has jurisdiction to rule on the appeal regarding 33 State Street. Seconded by Matthew Lax. (4-0; Bolduc absent) The motion passes.

0:24:20 - Christopher "Buddy" Moore moves to find that units 1, 2, and 3 at 33 State Street are not exempt from the rent control ordinance as the basement was a rooming unit, not a dwelling unit, and as such failing to meet the standards at 6-231(d). Seconded by Anne-Laure Razat.

1:15:00 - Christopher "Buddy" Moore amends the previous motion and moves to find units 1, 2, and 3 at 33 State Street are not exempt from the rent control ordinance as the basement was a rooming unit, not a dwelling unit, from April 2024 through April 2025 and as such failing to meet the standards at 6-231(d). Seconded by Anne-Laure Razat. (2-2; Lax & Carreras vote no; Bolduc absent) The motion fails.

1:23:14 - Anne-Laure Razat moves that the owner did not use the basement as his primary residence from April 2024 through April 2025. Seconded by Matthew Lax. (3-0; Carreras abstains, Bolduc absent) The motion fails.

2:02:00 - Matthew Lax moves to table item V.b. for a special meeting on a date to be determined. Seconded by Kristen Carreras. (4-0; Bolduc absent) The motion passes.

2:05:14 through 2:11:11 - The Board takes a recess.

c. Tenant Rights Appeal - 2:11:24
Appellant: Shelley Swift
Address: 193 York St, Unit 2
Property Owner: 193 York Street LLC
CBL: 044-C-004-001

2:34:40 - Kristen Carreras moves that there is no retaliation for 193 York Street due to Rental Housing Rights was provided via docuSign, which includes links to disclosures, which were also provided at the commencement of the tenancy. Seconded by Anne-Laure Razat.

2:48:28 - Kristen Carreras rescinds the previous motion.

2:50:54 - Matthew Lax moves to find that the tenant appealed for their rights under this ordinance. Seconded by Anne-Laure Razat. (4-0; Bolduc absent) The motion passes.

3:12:37 - Matthew Lax moves that the notice to quit was an adverse action after the tenant asserted their rights under the tenant rights ordinance resulting in a retaliatory action.

3:13:45 - Matthew Lax amends the previous motion to find that the notice to quit was an adverse action within six months of the tenant asserting their rights under the tenant rights ordinance resulting in a retaliatory action. Seconded by Christopher "Buddy" Moore. (3-1; Kristen votes no; Bolduc absent) The motion fails.

3:24:24 - Matthew Lax moves to find that the notice to quit was not a retaliatory action. Seconded by Kristen Carreras. (2-0; Lax & Moore abstain; Bolduc absent) The motion fails.

3:59:39 - Matthew Lax moves to reopen public comment for 193 York Street, Unit 2. Seconded by Anne-Laure Razat. (4-0; Bolduc absent) The motion passes.

4:04:17 - Anne-Laure Razat moves to table the agenda item to the next regularly scheduled meeting. Seconded by Kristen Carreras. (4-0; Bolduc absent) The motion passes.

4:05:10 through 4:11:29 - The Board takes a recess.

d. Tenant Rights Appeal - Public Comment - 4:11:51

Appellant: Lizbeth Gallardo

Address: 183 Brackett St, Unit 208

Property Owner: Redfern WEP LLC

CBL: 045-E-039-001

4:15:41 - The appellant, Liz Gallardo, is not present.

4:16:54 - The objector, Redfern Properties, presents their defense.

4:19:11 - No public comment received.

4:25:05 - Kristen Carreras moves to close the public record. Seconded by Christopher "Buddy" Moore. (4-0; Bolduc absent) The motion passes.

4:31:02 - Matthew Lax moves to table the 183 Brackett Street, Unit 208 appeal to the special February meeting scheduled for a date to be determined. Seconded by Anne-Laure Razat. (4-0; Bolduc absent) The motion passes.

VI. New Business - 4:29:02

a. Rent Increase Application - Completeness Review - 4:33:02

Owner: Justin Theberge, 14 Dry Pond Rd, Gray, ME 04039

Property Address: 8 Massachusetts Ave, all 3 units

CBL: 186-D-024-001

4:33:02 - Matthew Lax moves to suspend rules and continue the Completeness Review after 9:30 PM. Seconded by Anne-Laure Razat. (3-1; Razat votes no, Bolduc absent) The motion fails.

4:34:59 - Anne-Laure Razat moves to table the completeness review to the regularly scheduled February meeting. Seconded by Kristen Carreras. (4-0; Bolduc absent) The motion passes.

b. Rent Increase Application - Completeness Review - 4:32:05
Owner: Theresa Chan, 196 Danforth St, Portland, ME 04102
Property Address: 210 High St, all 6 units
CBL: 036-F-013-001

4:32:05 - Matthew Lax moves to table the 210 High Street application to the regularly scheduled February meeting. (4-0; Bolduc absent) The motion passes.

4:38:39 - Anne-Laure Razat moves to suspend rules to review Findings of Fact and Conclusions of Law. Seconded by Kristen Carreras. (4-0; Bolduc absent) The motion passes.

4:41:52 - Kristen Carreras moves to approve the Findings of Fact & Conclusions of Law for 118-120 Providence Street, both units, with the update to Matthew Lax's name. Seconded by Matthew Lax. (4-0; Bolduc absent) The motion passes.

4:43:38 - Kristen Carreras moves to approve the Findings of Fact & Conclusions of Law for 168-180 Woodford street all 18 units. Seconded by Anne-Laure Razat. (4-0; Bolduc absent) The motion passes.

4:45:39 - Matthew Lax moves to approve the Findings of Fact & Conclusions of Law for 42 Prospect Street, both units. Seconded by Kristen Carreras. (4-0; Bolduc absent) The motion passes.

4:54:09 - Matthew Lax moves to table the review of Findings of Fact & Conclusions of Law for 489 Cumberland to the special February meeting scheduled for a date to be determined. Seconded by Kristen Carreras. (4-0; Bolduc absent) The motion passes.

c. Maintenance of Net Operating Income Application - 2026 Update - 5:00:07

5:03:38 - Christopher "Buddy" Moore moves to approve the 2026 update to the MNOI application. Seconded by Kristen Carreras. (4-0; Bolduc absent) The motion passes.

VII. Adjourn - 5:04:58

5:04:59 - Kristen Carreras moves to adjourn the meeting. Seconded by Anne-Laure Razat. (4-0; Bolduc absent) The motion passes.

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, February 11, 2026

II. Roll Call - 0:00:31

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 - Vice Chair - Absent at the time of roll call, joined at 0:27:13

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. Communications - 0:01:06

No communications received.

IV. Unfinished Business - 0:01:10

a. Approval of Findings of Fact & Conclusions of Law - 0:01:11

0:19:02 - Kristen Carreras moves to approve the Findings of Fact & Conclusions of Law for 489 Cumberland Ave, all four units. Seconded by Christopher "Buddy" Moore. (4-0; Razat absent)
The motion passes.

b. Rent Increase Appeal - 0:21:00

Appellant: Portland Tenant's Union

Property Address: 33 State St, all units

Property Owner: Atanas Dinkov

CBL: 044-B-016-001

0:21:00 - Rebecca Bolduc states on the record the preparations they have taken to familiarize themselves for the discussion of the 33 State St agenda item.

0:22:07 through 0:27:13 - The Board takes a Recess.

0:27:13 - Anne-Laure Razat enters the meeting.

0:29:12 - Anne-Laure Razat moves to find the landlord did not occupy the basement residence at 33 State St from April 2024 to April 2025. Seconded by Christopher "Buddy" Moore. (5-0) The motion passes.

0:36:29 - Christopher "Buddy" Moore moves as a result of our previous finding, to find units 1-3 are not exempt from Rent Control from April 2024 to April 2025. Seconded by Razat. (5-0) The motion passes.

0:45:10 - Kristen Carreras moves to find the landlord violated 6-234(c) by raising rent by more than 10% in one calendar year on units 1, 2, and 3. Seconded by Christopher "Buddy" Moore. (5-0) The motion passes.

0:48:20 - Kristen Carreras moves to find the landlord in violation of 6-236(a)(3) by not providing one month's rent reimbursement for terminating tenancy between 60 and 90 days. Seconded by Rebecca Bolduc.

0:58:10 - Kristen Carreras moves to amend her motion to add units 1 & 2. Seconded by Anne-Laure Razat. (4-1; Lax votes no) The motion passes.

1:11:49 - Matthew Lax moves to recommend the difference of charged rent and compliant rent be returned to tenants for the period April 2024 to March 2025 for units 1, 2, and 3. Seconded by Anne-Laure Razat. (5-0) The motion passes.

1:16:04 - Anne-Laure Razat moves to recommend compensation for 6-236(a)(3) that the tenants of units 1 and 2 are provided each one month's rent at the level they are paying as compensation given less than 90 days notice to vacate the unit. Seconded by Christopher "Buddy" Moore.

1:19:30 - Anne-Laure Razat rescinds her previous motion and moves that the board recommends in compliance with 6-236(a)(3) that the tenants in unit 1 & 2 are each given 1 month's rent at the compliant level as compensation for given less than 90 days notice to vacate the unit. Seconded by Matthew Lax. (4-0; Lax abstains) The motion passes.

1:25:46 - Matthew Lax recommends fines of \$100 per month per unit for illegal rent charge during the period of April 2024 to the end of March 2025 and \$100 per violation of improper payment of notice of lease termination between 60 and 89 days. Seconded by Christopher "Buddy" Moore. (4-1; Lax abstains) The motion passes.

c. Tenant Rights Appeal - 1:33:15

Appellant: Lizeth Gallardo

Property Address: 183 Brackett St, Unit 208

Property Owner: Redfern WEP LLC

CBL: 045-E-039-001

1:34:23 - Rebecca Bolduc states the preparations they have taken to familiarize themselves with the 183 Brackett St agenda item. As the parties of this appeal are not present to consent participation, Rebecca Bolduc agrees to abstain from the appeal of 183 Brackett.

1:42:48 - Matthew Lax moves to find there has been no complaint or appeal to assert the tenant's rights within the Rent Control Ordinance presented within the Tenant's Right Appeal at 183 Brackett Street, Unit 208. Seconded by Christopher "Buddy" Moore. (4-0; Bolduc abstains) The motion passes.

1:48:35 - Anne-Laure Razat moves to find no violation of 6-237(e) as the tenant has not initiated a complaint or appeal based on a right given to them by the Rent Control Ordinance. Seconded by Kristen Carreras. (4-0; Bolduc abstains) The motion passes.

V. Adjourn - 1:50:14

1:50:14 - Kristen Carreras moves to adjourn. Seconded by Christopher "Buddy" Moore. (5-0) The motion passes.

City of Portland – Housing Safety Division

LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing

January 28,2026 - Tabled to February 25, 2026

Owner Name and Address

Justin Theberge

14 Dry Pond Rd

Gray, ME 04039

Agent Name and Address

N/A

Property Address

8 Massachusetts Ave, all 3 units

CBL

186-D-024-001

Tenants/Interested Parties

Yes

City of Portland Permitting and Inspections Department Landlord Worksheet/Petition for Rent Board Approved Increase Rent Increase using Fair Return Standard: Maintenance of Net Operating Income (MNOI)

Note to Applicants

All information and documentation provided in this application will be made available to the public, pursuant to applicable public access laws in the State of Maine. An Applicant may choose to redact sensitive information contained herein, including, but not limited to bank account information, debit card or credit card information, government-issued identification information, personal contact information such as phone numbers, email addresses, tenant or employee names, or other personally identifying information. The Rent Board may act within its authority to request any additional information it deems pertinent to the application at hand.

Introductory Information

A landlord is entitled to a fair return on investment, which means an amount sufficient to allow a just and reasonable rate of return, to encourage the investment of capital in the rental housing market, to fairly compensate investors for the risks they have assumed, and to achieve minimum constitutionally protected standards.

Pursuant to the Rent Control Ordinance, the fair return on investment must be calculated using Maintenance of Net Operating Income (MNOI). This methodology presumes the net operating income the landlord earned from a Covered unit during the calendar year 2019 yielded a fair return on investment unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. To qualify for an MNOI increase, the landlord has to file this application for a hearing by the Rent Board.

1. Presumption of Base Year Net Operating Income

It shall be presumed that the net operating income received by the landlord during the calendar year 2019 (the Base Year) yielded a Fair Return on investment. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

2. Fair Return

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

3. Base Year:

- a. Calendar year 2019 is the Base Year.
- b. In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.
- c. Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

4. Current Year

The "current year" shall be the calendar year preceding the petition.

5. CPI (Consumer Price Index)

The annual CPI for the current year for All Urban Consumers for the Greater Boston Metro area (All Urban Consumers, All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

6. Limits of Allowable Rent Increases in Any One Year

If the amount of any rent increase granted pursuant to a fair return petition exceeds 10%, the portion in excess of 10% shall be deferred to the next year or years following the procedure for Banked Rent.

General Information About the Property

Street Address: _____

Parcel Numbers(s): _____

Year Property Purchased by Current Owner: _____

Total Number of Units on the Property: _____

Total Number of Units Affected by Proposed Rent Increase: _____

Are there Rental Units that are Partially or Fully Exempt (circle)? Yes **No**

If yes, number of Exempt Rental Units and Basis for Exemption: _____

I. Landlord Information

Name: _____

Phone(s): _____

Business Address: _____

City, State, Zip: _____

Business E-mail: _____

II. Agent Information (if applicable)

Name: _____

Phone(s): _____

Business Address: _____

City, State, Zip: _____

Business E-mail: _____

III. Services

Please check the applicable box to identify the manner in which each service is paid.

	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IV.Changes to Services

Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge.

If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:

V. Income and Expense Explanation and Calculation

Calculation of Net Operating Income

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

Gross Rental Income

Gross rental income includes:

- Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.
If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.
- Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

Gross rental income shall not include:

- Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

VI. Operating Expenses

Operating expenses include reasonable costs of operation and maintenance of the Rental Unit, including:

- Management Expenses;
- Utility Costs except a utility that are paid directly by the tenant(s);
- Real Property Taxes Assessed and Paid;
- Insurance;
- License, Registration and other Public Fees;
- Landlord-performed Labor;
- Legal Expenses;
- The Amortized Costs of Capital Improvements; and
- Other Reasonable Operating Expenses.

Operating expenses shall not include the following:

- Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
- Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
- Land lease expenses;
- Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
- Depreciation;
- Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
- Unreasonable increases in expenses since the Base Year;
- Expenses associated with the provision of master-metered gas and electricity services;

- Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
- Unreasonable Expenses.

Claim for Base Rent Adjustment

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough to show that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete Section XIX, Claim for Adjustment of Base Year Net Operating Income and Associated Rent Adjusted Claim at the end of this Application.

Check here if a claim for a Base Year Rent Adjustment is included in this application and complete Section XVIII of this Application.

VII. Income Worksheet

	Base Year (2019) ¹	Current Year (2024)
Rental Income		
1. Gross scheduled rental income (total for the calendar year) including uncollected rent.	\$ _____	\$ _____
2. Portion Attributable to Vacancy	\$ _____	\$ _____
Fees (indicate what fee is for):		
3. Late fees	\$ _____	\$ _____
4. List fees, other than utilities, collected for services & amenities not included in rent	\$ _____	\$ _____
5. _____	\$ _____	\$ _____
6. _____	\$ _____	\$ _____
7. _____	\$ _____	\$ _____
Other Income (list separately by type)²:		
8. _____	\$ _____	\$ _____
9. _____	\$ _____	\$ _____
10. _____	\$ _____	\$ _____
Fees charged by landlord for Utilities		
11. Gas	\$ _____	\$ _____
12. Electricity	\$ _____	\$ _____
13. Water	\$ _____	\$ _____
14. Sewer	\$ _____	\$ _____
15. Garbage & Recycling	\$ _____	\$ _____
Other Utilities (list separately by type):		
16. _____	\$ _____	\$ _____
17. _____	\$ _____	\$ _____
18. TOTAL INCOME	\$ _____	\$ _____

(add only lines 1 and 3-17)

¹ or an alternative year in the event of extenuating circumstances.

² Interest earned by Landlord on Tenant security deposits, other interest, or investment income.

VIII. Operating Expense Worksheet

Additional operating expense items can be listed for this worksheet using separate page(s) as needed.

	Base Year (2019)	Current Year (2024)
1. Assessments	\$ _____	\$ _____
2. Real Property Taxes	\$ _____	\$ _____
3. License Tax/Fee	\$ _____	\$ _____
4. Rent Board Registration Fees	\$ _____	\$ _____
5. Insurance	\$ _____	\$ _____
6. Accounting	\$ _____	\$ _____
7. Legal (explain types of legal expenses)	\$ _____	\$ _____
8. Manager /Management Services	\$ _____	\$ _____
9. Security	\$ _____	\$ _____
10. Office Supplies	\$ _____	\$ _____
12. Normal Repairs	\$ _____	\$ _____
13. Owner-Performed Labor	\$ _____	\$ _____
14. Plumbing Maintenance	\$ _____	\$ _____
15. Pool Maintenance	\$ _____	\$ _____
16. Landscape Maintenance/snow removal	\$ _____	\$ _____
17. Other Maintenance	\$ _____	\$ _____
18. Parking Lot/Street Maintenance	\$ _____	\$ _____
19. Gas (separately metered only)	\$ _____	\$ _____
20. Electricity (separately metered only)	\$ _____	\$ _____
21. Water	\$ _____	\$ _____
22. Sewer	\$ _____	\$ _____
23. Amortized portion of Capital Expense (see Sections X, XI and XII column (i))	\$ _____	\$ _____
24. Vandalism Repairs	\$ _____	\$ _____
25. Uninsured Damages	\$ _____	\$ _____
27. TOTAL OPERATING EXPENSES	\$ _____	\$ _____

IX.Allowances for Capital Improvements

Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit.

Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the City, as provided in Section XI, unless it is determined that an alternate period is justified based on the evidence presented at the Rent Board hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of Portland Code or state law where the original installation of the improvement was not in compliance with code requirements.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on March 1, 2023 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 years (120 months)	\$26,500.52	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

X. Amortization Period of Capital Improvements/Expenses

In amortizing capital improvements/ expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.

	Years
Appliances	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Basic Items	
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5

	Years
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
Structural Repair and Retrofitting	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
Fencing	
Chain	10
Block	10
Wood	10

	Years
Fire Systems	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10
Flooring/Floor Covering	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
Fumigation Tenting*	5
Furniture	5
Automatic Garage Door Openers*	10
Gates	
Chain Link	10
Wrought Iron	10
Wood	10

	Years
Glass	
Windows*	5
Doors*	5
Mirrors	5
Heating*	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
Landscaping	
Planting	10
Sprinklers	10
Tree Replacement	10
Lighting	

	Years
Interior*	10
Exterior*	5
Exterior	
Locks*	10
Mailboxes*	10
Meters*	10
Plumbing	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5
Painting	
Interior	5
Exterior	5
Paving	
Asphalt	10
Cement	10

	Years
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
Roofing*	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
Security*	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10

	Years
Tilework	10
Wallpaper	5
Window Coverings*	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The * items are likely capital improvements. Other items may depend on the circumstances.

XI. Interest Allowance on Capital Improvements

If an amount was reported as an amortized portion of expenses on Section IX, Operating Expense Worksheet, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmms/archive.html>

Please use the Microsoft Excel version of this page (available from the Housing Safety Office) or an online amortization calculator to ensure that your numbers are correct.

Completed Capital Improvement and Expense Worksheet (Base Year)

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Total for Base Year [add amounts in column (d)]: \$ _____

Annual Cost for Base Year [add amounts in column (i)]: \$ _____

Completed Capital Improvement and Expense Worksheet (Current Year)

This list may include any capital expenses that are still being amortized in the current year. For example, if a roof was replaced last year, the amortized portion may be counted in the current year.

(a) Item #	(b) Brief Description	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Total for Current Year [add amounts in column (d)]: \$ _____

Annual Cost for Current Year [add amounts in column (i)]: \$ _____

XII. Blank Worksheet (Optional – Available for Petitioner Use)

XIII. Owner-Performed Labor

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

Owner Performed Labor – Base Year

Date (or Range)	Hours	Hourly Rate	Units Impacted	Type of Work
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Owner Performed Labor – Current Year

Date	Hours	Hourly Rate	Units Impacted	Type of Work
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

XIV. Planned Capital Improvements

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

(a) Item #	(b) Brief Description and Expected Date of Completion	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Proposed Capital Expenses [add amounts in column (d)]: \$ _____

Annual Cost for Proposed Capital Expenses [add amounts in column (i)]: \$ _____

XV. Net Operating Income (NOI)

Net Operating Income = Income – Operating Expenses

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	\$ _____	\$ _____
2. Annual Operating Expenses	\$ _____	\$ _____
3. Net Annual Operating Income	\$ _____	\$ _____
4. CPI [Annual Average CPI]	281.082	336.376
5. Percent Annual Increase in CPI Base Year to Current Year		_____ %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ _____
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ _____
	Line 6 – Line 3 Current Year	
8. Allowable Rent Increase/Unit/Month ³		\$ _____
	Line 7 ÷ 12 ÷ # of Units	

³ If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XVI. Monthly Rent Worksheet

List the monthly rent, including all fees, charged each tenant, for the twelve (12) months preceding the date of the petition. If the rent was raised during the twelve-month period preceding the petition, including the amount of any fees, list each rent charged and indicate the date each raise was implemented. Provide the year and amount of any unused (banked) Annual Increase Percentage (AIP), Tax Rate Rent Adjustment (prior to 2023), or New Tenancy, or any other rent increase authorized by the Rent Board that have been banked with proper notice to each tenant for future rent increases.

Unit #	Rent	AIP & New Tenant Increase	Date of Increase	AIP & New Tenant Taken (%)	AIP & New Tenant Deferred (%)	Other Charges (Please specify)	Comment
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____

_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____

XVII. Proposed Adjustment Worksheet

Use the worksheet below to document current and proposed rents on a per-unit basis. MNOI increases should be distributed on a per capita basis or proportionally to the square footage or costs and expenses attributed to each unit.

Indicate method of allocation: _____

Unit #	Base Period Rent Year (2019)	Date Tenancy Commenced (mm/dd/yyyy)	Initial Rent of Current Tenant/s	Date of Last Rent Increase (mm/dd/yyyy)	Rent used in Current Year Income Calculation	Rent as of Date Petition Submitted	Proposed Rent
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____

_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____

XVIII. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM

The ordinance dictates that the Rent Board must presume the net operating income the landlord earned from a covered unit during calendar year 2019 yielded a fair return on investment, unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. **Complete this Section XIX and the following Sections XX and XXI only if you are seeking an adjustment in base rent due to special or peculiar circumstances.**

Check the factors below that are applicable to your claim.

- A. **Exceptional Expenses in the Base Year.** The landlord’s operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:
 - a. Extraordinary amounts were expended for necessary maintenance and repairs
 - b. Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
 - c. Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.
- B. **Exceptional Circumstances in the Base Year.** The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:
 - a. The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
 - b. The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
 - c. The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- C. **Other exceptional circumstances:** (specify)

If the Rent Board determines that one or more of the above circumstances apply, the calculation of MNOI in Section XX will be performed with an Adjusted Gross Income, and that will be substituted for the Section XVI calculations. This figure represents the income that would have been expected absent the exceptional circumstances. Options for determining Adjusted Gross Income include, but are not limited to:

- A. Base year rents charged for any comparable units in the same building.
- B. The FY 2019 Fair Market Rents for Portland, ME, reported by the US Department of Housing:⁴

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$989	\$1,071	\$1,387	\$1,829	\$2,198

⁴ These values do not include the cost of utilities. If using these numbers, do not include the cost of utilities in the base year when completing the expense portion of the worksheet.

- C. An appraisal of comparable fair market rental values as of 2019 for units similar to the units that are the subject of this application which has been prepared by a Maine licensed appraiser and is attached to this application.

Actual Gross Income for 2019: \$ _____

Proposed Adjusted Gross Income for 2019: \$ _____

Briefly describe the method for obtaining the proposed income and attach any relevant documentation in support of the claim for an adjustment of base year rent.

XIX. **Income and Operating Expense Worksheet With Adjustment of Base Year**

	Base Year (2019)	Current Year (2024)
Rental Income		
1. Adjusted Gross Income (with Adjusted Base Year as proposed in Section XIX)	\$ _____	\$ _____
2. Portion Attributable to Vacancy	\$ _____	\$ _____
Fees (indicate what fee is for):		
3. Late fees	\$ _____	\$ _____
4. List fees, other than utilities, collected for services & amenities not included in rent	\$ _____	\$ _____
5. _____	\$ _____	\$ _____
6. _____	\$ _____	\$ _____
7. _____	\$ _____	\$ _____
Other Income (list separately by type)⁵:		
8. _____	\$ _____	\$ _____
9. _____	\$ _____	\$ _____
10. _____	\$ _____	\$ _____
Fees charged by landlord for Utilities		
11. Gas	\$ _____	\$ _____
12. Electricity	\$ _____	\$ _____
13. Water	\$ _____	\$ _____
14. Sewer	\$ _____	\$ _____
15. Garbage & Recycling	\$ _____	\$ _____
Other Utilities (list separately by type):		
16. _____	\$ _____	\$ _____
17. _____	\$ _____	\$ _____
18. TOTAL INCOME	\$ _____	\$ _____
(add only lines 1 and 3-17)		

⁵ Interest earned by Landlord on Tenant security deposits, other interest or investment income.

XX. Calculation of Fair Return Rent Adjustment with Adjustments of Base Year Amount

Complete only if seeking an adjustment of base year rent.

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	\$ _____	\$ _____
2. Annual Operating Expenses	\$ _____	\$ _____
3. Net Annual Operating Income	\$ _____	\$ _____
4. CPI [Annual Average CPI]	281.082	336.376
5. Percent Annual Increase in CPI Base Year to Current Year		_____ %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ _____
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ _____
	Line 6 – Line 3 Current Year	
8. Allowable Rent Increase/Unit/Month ⁶		\$ _____
	Line 7 ÷ 12 ÷ # of Units	

⁶ If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XXI. Other Claims

Explain any other claims in support of this application and provide/attach any evidence in support of those claims. Please use additional pages as appropriate:

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager



11/12/2025
License #: **20164741**
Code Case #: **RCC2500377**
Justin T Theberge /
14 DRY POND RD
GRAY, ME 04039

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Whom It May Concern,

The City of Portland Permitting and Inspections Department inspected the rental data for **8 MASSACHUSETTS AVE PORTLAND, ME** on **11/12/2025** and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by **12/12/2025**. Please be advised that penalties will be applied if the violations are not corrected by that date.

If you do not correct the attached violations by the date given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and you will be charged \$150 for re-inspection per the City's fee schedule. In the event of court action, the City may be entitled to an order to correct the violations, civil penalties in the minimum of \$100 per violation per day, costs and fees, and other relief under §1-15 of the City Code and 30-A M.R.S. §4452.

Please respond in writing via email to rentcontrol@portlandmaine.gov or send response by USPS to **389 Congress St, Portland, Maine 04101**.

You have a right to appeal this decision to Superior Court within 30 days of the date of this notice pursuant to Rule 80B of the Maine Rules of Civil Procedure.

I appreciate your anticipated cooperation, and please contact our office by calling 207-874-8900 if you have any questions.

Thank you,

Adam O'Connor
Rental Registration Inspector

Justin T Theberge /
14 DRY POND RD
GRAY, ME 04039

NON-COMPLIANCE VIOLATION LIST

APPLICABLE CODE SECTION (S)	City Code 6-234(c)
CODE DESCRIPTION	At no time may a Landlord raise the rent of a Covered Unit by more than ten (10) percent. Any rent increases available to a Landlord in excess of ten (10) percent must be banked for later use.
COMMENTS	The owner has claimed a rent increase that exceeds 10% of the previous reported rent. Unit #3 rent increased on 7/1/2025 from \$1,370.67 to \$2,200, resulting in a 60.5% increase.
DEADLINE	12/12/2025

APPLICABLE CODE SECTION (S)	City Code 6-235.1
CODE DESCRIPTION	At no time shall any Landlord charge Rent on a Covered Unit that exceeds the Base Rent plus any accrued increases allowed under this Ordinance, and any Landlord who charges Rent on a Covered Unit that is greater than such amount is in violation of this Ordinance. This section shall not be construed to retroactively revoke any allowable increases accrued under previous versions of this Ordinance.
COMMENTS	Unit #1 rent increased on 1/1/2023, from \$1,100.00 to \$1,200, resulting in a 9.0% increase. The Allowable Increase Percentage for the year 2023 was 7.0%. The increase for Unit #1 applied a \$50 "Pet Fee" to the rent increase per the Rent Increase Notice dated 9/23/2022. The four (4) allowable increases per Sec 6-234(b) of the City Code are the Allowable Increase Percentage, New Tenancy, Banked Rent, and Additional Rent Board Approved Increases. "Pet Fee" is not an allowable increase per the City Code. Unit #3 rent increased on 1/1/2023, from \$1,158.42 to \$1,250.04, resulting in a 7.9% increase. The Allowable Increase Percentage for the year 2023 was 7.0%. No Banked Rent was claimed in either the 9/5/2021 or 9/16/2022 Rent Increase Notices provided to the City.
DEADLINE	12/12/2025

APPLICABLE CODE SECTION (S)	Remedy - City Code Sec 6-234(f)
------------------------------------	---------------------------------

Justin T Theberge /
14 DRY POND RD
GRAY, ME 04039

CODE DESCRIPTION	A landlord who is not in substantial compliance with any provision of this chapter, including but not limited to the Rent Stabilization Ordinance, may not demand, accept or retain any rent increase otherwise permitted by this section or any other provision of this Code or Maine statute.
COMMENTS	<p>Unit #1: The owner is ordered to reduce the rent to the last code-compliant amount of \$1,100 and reimburse the tenant(s) any overcharge.</p> <p>Unit #3: The owner is ordered to reduce the rent to the last code-compliant amount of \$1,158.45 and reimburse the tenant(s) any overcharge.</p> <p>Proof of resolution must be sent in writing. Resolution documents can be sent via USPS to 389 Congress Street, Room 302, Portland, ME 04101 or electronically via to rentcontrol@portlandmaine.gov</p>
DEADLINE	12/12/2025

Justin T Theberge /
14 DRY POND RD
GRAY, ME 04039

City of Portland – Housing Safety Division
TENANT RIGHTS COMPLAINT

Date of Hearing:

December 2, 2025 - Tabled to December 17, 2025 - Tabled to January 28, 2026 - Tabled to February 25, 2026

Appellant:

Shelley Swift

Owner Name and Address:

193 York Street LLC

PO BOX 361

Lynnfield, MA 01940

Property Address and Unit:

193 York St, Unit 2

CBL:

044-C-004-001

City of Portland Rent Board

Matthew Lax, Chair

Via email: rentcontrol@portlandmaine.gov, rentboard@portlandmaine.gov

Dear Chair Lax and members of the Rent Board,

Pursuant to the standing granted to tenant unions under section 6-243(a) of the city code, we submit this appeal under 6-263(e) regarding a retaliatory tenancy termination 191-193 York Street.

My evidence stands as follows:

Within six months of the tenant sending a complaint to the landlord that they had not received the appropriate forms required as part of satisfying a signature on the Rental Housing Rights Document, the landlord sent notice to the tenant that they now must vacate in 30-days (see exhibit A) and included a check for two months rent.

I have been in this building for 11 years. I am up-to-date on all of my rent. Since this owner has purchased this building, they have had many difficulties in their role as a property manager. They had failed to register the units. They had failed to give proper notice when they increased rents. They were found in violation and appealed and lost the appeal. They had to pay me back for the overage that they had charged in April of this year.

Matt Greico sent me three docusign documents 1 stated I received the money, 2 stated that I had a 90 day notice for rent increase, and 3, the final document, that was the rental housing rights document.

When I advise them that I could not sign the form until they gave me the appropriate disclosures (because the document states that I have received them) I can't sign it unless I've actually received them. Louann Grieco was combative.

This is the transcript of our text:

Apr 29 2025

shelley swift :

I reached out to Matt several times about trying to address this, but he is unresponsive. Other than to say that if the math was wrong, then I should just take it out of one of the rents . One of the documents was asking me to confirm the amount for the reimbursement in the math was not correct.

One of the forms that I'm being requested to sign is a statement of acknowledgment of receipt of disclosure forms that I have not received. Which include :

1 Landlords Disclosure To Tenants Of Radon Gas Hazards
In A Residential Rental Property

2 Energy efficiency disclosure form for a rental units in Maine

3 Lead paint disclosure form
Will you be sending those along?

And the third document regarding the rent increase I corrected the mistakes on that form and signed it and asked him where to send it and he never responded. Do you want me to send a photo of that to you?

Required Forms & Informational Material

Landlords must provide the following informational material and forms to tenants:

- The City of Portland Rental Housing Rights Document (above)

Forms required by the State of Maine:

- [Energy Efficiency Disclosure](#)
- [Lead Paint Pamphlet - "Protect Your Family From Lead in Your Home"](#)
- [Lead Based Paint Disclosure Form](#)
- [Smoking Policy Disclosure](#) (To be drafted by the landlord)
- [Radon in Rental Housing Pamphlet](#)
- [Radon Disclosure](#)

Please contact the agency providing the document for translation

By signing below, landlords and tenants acknowledge that they have read and understand the information contained within this document and landlords have provided tenants with copies of the informational material and forms noted above.

Landlord	Date
Tenant	Date
Tenant	Date
Tenant	Date

Updated 2024/05/16

<https://content.civicplus.com/api/assets/a9616b64-2442-4645-b4e3-ffaf645b06ac>

Here is the link to access these forms

Louann Grieco:

Shelley you received all those docs previously as a tenant there is no need to send again. You just need to sign the rent increase and sign the confirmation that you got paid. They are in a docusign so no need to meet or mail

Thursday May 1

Louann Grieco:

Shelley can you please send over the signed rent increase document today to Kjmminc@gmail.com

And any other forms you signed

In conclusion

My landlords refused to follow through on their responsibilities as property owners and landlords. They are very disgruntled that I have one my case against them for their Rent Control violation. The tenant downstairs from me just moved out and filed their Rent Control violation against them only days before they sent me this Tenancy termination, and I believe this is a factor!

There is simply no financial reason for this landlord to terminate the my tenancy. By giving 30-days notice against the tenants' wishes, the landlord forfeits the 5% bump he might otherwise be allowed.

In light of this evidence, we ask that the rent board:

1. Find that the landlord has retaliated against me for requesting the appropriate disclosure that they are required to supply.
2. That the landlord forfeit all available banked rent at the unit, and all the others, as he was not in substantial compliance.
3. That the landlord be fined \$200 a day for the retaliatory act against the tenant in until the retaliation is withdrawn (the tenant is re-offered the unit for another year, the tenant vacates by mutual agreement, or the tenant is evicted by the legal statutory process).

Thank you for your immediate attention to this matter. I am happy to answer any questions about this complaint and provide additional backup documentation, screenshots of text messages, etc. regarding any and all the matters discussed in this letter.

11/7/2025

Matthew Grieco
Authorized Agent for 193 York Street LLC

Rent Board of Portland, ME
City of Portland
389 Congress St, Portland, ME

Dear Members of the Rent Board,

I am writing to respond to the complaint filed against my company 193 York Street LLC by Shelley Swift and to clarify my position regarding Unit 2 at 193 York Street, which I purchased in 2020.

Why Shelley is being asked to leave

My plan at the time of purchasing this building was to move into Unit 2 as soon as I could, but, because of certain medical issues, I have not been able to move in yet. Currently, I'm renting a room that I share with three roommates. I have always wanted to move into the house I bought in Portland, but I've been living in a shared room for two years because of specific medical issues I've faced. Although it would be invasive and embarrassing, I would potentially be willing to share more information with the Rent Board about my medical history, but I am not willing to publicly broadcast my private medical information to the world.

At this time, I've reached a point where I'm ready to leave my current housing situation and move into Unit 2. I need additional space for work and personal use, and Unit 2 is the largest unit in the building. The other units are too small for my needs or have tenants with leases living in them. Shelley does not have a lease and has been a tenant at will for over a year now. My current living situation no longer meets my personal and professional needs. I need a dedicated work from home area and I need storage space for work and personal use. Unit 2 is the ideal home for me. It offers the storage space, off street parking, and location to satisfy all my professional and personal needs.

I want to live in my home, and that's the only reason Shelley is being asked to leave.

Shelley's Complaint

I am not aware of any complaints or cases brought by Shelley against me. In May of 2024, the City conducted an audit of all of the units in 193 York Street and decided that I had made a mistake in how I handled a past rent increase in Unit 2. To my knowledge, Shelley had nothing to do with the City notifying me of this violation. I was informed by the City that it was a standard periodic audit being performed without a specific complaint having been made. I exercised my right to appeal and complied with the City's requirements in April 2025, over six months ago, when my appeal was denied.

As far as I know, none of that had anything to do with Shelley, and I am not aware of any ongoing complaints from her relating to rent control or any other topic. In her complaint to this Board, Shelley refers to documents she is claiming I failed to supply. Shelley lived in Unit 2 when I bought the building, so I have never been required to supply her with any of the documents she is complaining about. Shelley had already received those documents from the former owner. Even so, I sent her a complete packet to ensure that she had everything she needed. In her complaint, she provides a link to the City's website where the documents are available. Shelley has not only been given the documents by the prior owner and by me, but she has easy access to download them for herself. Her complaint about not receiving documents seems like a transparent attempt to manufacture a reason that she should be permitted to occupy my home without my consent.

There is no rent control issue that Shelley asserts she has filed a complaint or appeal about. Her only allegation is that she refused to sign a form stating that she had received the informational documents that I would only be required to give her at the commencement of her tenancy based on the City's ordinances. Her tenancy commenced before I owned the building. Not only have I provided those documents to Shelley before, the requirement to provide them is not part of the Rent Stabilization Ordinance, and I don't understand how her refusal to sign a paper saying she received them has been brought before this Board. This is not a rent or rent control issue, and, because I don't really need her to acknowledge receipt of those documents, it isn't an issue at all.

Shelley says that communications from my mother Louann Grieco were combative, but it is clear from the conversation she quotes that they were not. My mother was patient and friendly and clarified that Shelley didn't need to acknowledge that she had received the rental documents, even though she had received them from me in the past. She requested that Shelley acknowledge receipt of a check and a rent increase notice which Shelley is not appealing or complaining about and which were not connected to her receipt of the tenancy commencement documents that I didn't need to give her.

My intention to move into Unit 2 has always been consistent, it is important for me in order to move forward with my plans and the next stage of my life, and I am now prepared to move into and live in my own home. Shelley's allegations don't really make sense, and they have nothing to do with why I want to live in the unit she has been renting.

I appreciate your consideration of my statement and look forward to answering any questions you have at the upcoming hearing on this complaint.

Thank You,

Matthew Grieco

Mgrieco07@gmail.com

803-221-2100



Matthew Matthew <mgrieco07@gmail.com>

Rent Control - 193 York Street - BLDG0107314

1 message

Rent Control- City of Portland <rentcontrol@portlandmaine.gov>

Tue, May 28, 2024 at 9:33 AM

To: MGRIECO07@gmail.com, KJMMINC@gmail.com

The City of Portland conducts audits of submitted information for registered rental properties to ensure compliance with Residential Rental Unit Requirements and Rent Control and Tenant Protections.

The property located at 193 York Street is due for a review. Please submit the documentation requested in the attached letter for staff review within two (2) weeks of the date of this email. Failure to provide the City with the requested documents will be considered a refusal to allow an inspection, which is a violation of the City of Portland Code of Ordinances, and is subject to civil penalties, potential legal action, and other remedies.

Please reference case number **BLDG2407314**. I appreciate your anticipated cooperation, and please contact our office by calling 207-874-8900 if you have any questions.

Licensing and Registration
[389 Congress Street](#)
Portland, Maine 04101
rentcontrol@portlandmaine.gov
207-874-8900

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

 **193 York RFI.pdf**
269K



05/28/2024
Case Number: BLDG2407314
Business License: LTR-0050803-2023

193 York Street LLC
PO Box 361
Lynnfield, MA 01940

REQUEST FOR INFORMATION

To Whom It May Concern,

The City of Portland conducts audits of submitted information for registered rental properties to ensure compliance with Residential Rental Unit Requirements and Rent Control and Tenant Protections. The property located at **193 York Street** is due for a review. Please submit the documentation requested below for staff review within two (2) weeks of the date of this correspondence. Failure to provide the City with the requested documents will be considered a refusal to allow an inspection, which is a violation of the City of Portland Code of Ordinances, and is subject to civil penalties, potential legal action, and other remedies.

Please provide the following for each Covered unit:

- A valid rental agreement, rent payment receipt, copy of cashed check, or bank statement that validates the rent charged for each unit **for the period of June 2020 to Present**.
- Acknowledgement of receipt of the Rental Housing Rights document signed by the current tenants of each unit.
- Copies of any Rent Increase Notices issued.

Additional follow-up documentation may be requested if further investigation is required.

Letters have also been sent to each unit requesting confirmation of registered rental amounts from the tenants. Be advised, you may be required to reimburse your tenant if it is determined that the rent being charged for a Covered Unit violates the Rent Control and Tenant Protections Ordinance.

Please respond the City of Portland within two (2) weeks regarding this matter. The requested documents can be sent to rentcontrol@portlandmaine.gov, faxed to 207-874-8900, or sent via USPS to 389 Congress St, Licensing and Housing Safety Division, Portland, Maine 04101. If no response is received within two (2) weeks this matter may be referred to Corporation Counsel for legal action. Please reference case number **BLSG2407314**. I appreciate your anticipated cooperation, and please contact our office by calling 207-874-8900 if you have any questions.

Thank you,

Adam O'Connor
Rental Registration Inspector



Dylan Orr <dorr@portlandmaine.gov>

Retaliation hearing

1 message

Shelley Swift <shelley.j.swift@gmail.com>
To: Dylan Orr <dorr@portlandmaine.gov>

Tue, Dec 9, 2025 at 3:13 PM

Just to clarify some things, I have listened to the hearing that you provided.

The building was purchased April 22 of 2020 rent control was approved November 2020 and went into effect on January 1, 2021.

Any forms that were created or required were created after he acquired the building.

Matthew Greco states that he never signed a lease with me which is not true. I have enclosed a copy of the most recent lease that I have had signed with him.

This is not the first thing he lied about during the hearing.

The only thing provided in that lease was the lead paint disclosure, none of the other documents, tenants rights, or any other disclosures were provided at that time. He states that he was not obligated to send them, but that he did send them which this shows that his packet which he states he has all of the documents and does not provide any of the documents that he states provide "the packet"

He states he provided the disclosure links, which is not forms that have been filled out and completed and signed.

I'm not sure why no one requested to see a copy of this packet that he has that he has completed that he supposedly is providing for every new tenant?!?!

The initial date that he provided notice to me about termination of my tenancy was Friday, August 29. After that initial month, he realized that he didn't provide the documents properly so he resent them , with a lawyers assistance , in October.

The apartment below me which she states is a "comparable size", Was vacant Two days after he provided me my notice of termination so he knew about the vacancy and that it would be available a month prior to that. So for an entire month, he knew that there would be an open unit that was comparably sized to mine that he could move into right away as he does state he needed to move in "as soon as possible"
The difference from my unit to the unit below is about proximately 43 ft.² difference.

He did not offer to allow me to move into the lower unit at any point, which he could have done if he would have wanted to keep me as a tenant which means he did not want to keep me as a tenant.

The new tenant moved in in September to the unit below me. Why if he was looking to get into the building as soon as possible did he not take that unit?

I feel that Matthew Greco has some serious confusion about what his role is as a property manager/landlord/owner of the building when he states that he is not required to provide documents. He falsely believes he is not required to have them signed and he is not required to follow regulations that are required by the city and that he "finds it disgusting " that he's being held Accountable for them! Whether those rules are documents or rent control rules, or city ordinance.

I believe the fact that I am calling him out for violating those ordinances and rules and violations is why he is retaliating by terminating my tenancy.

I believe the copy of the lease below is proof that I was not provided with any additional documentation as it would've been a part of "the packet."
(As he calls it In his testimony)

One question that I do have is Christopher Moore brought up a good point about if a buyer buys the property do the disclosures need to be provided and someone asked if he had ever signed a lease with me and he stated no,

my question would be when we signed that new lease would that be considered, the commencement of a new tenancy ??

I believe since he purchased the building before rent control began these documents that needed to be required were required after rent control started, that he was required to provide them to me not The previous owner.

He states at some point that he walked past me as I walked into the back of the building, which makes no sense. The back of the building when me and I would walk into my bedroom and not my kitchen I only always use the front door my car is parked closest to the front door and I've always use the front door for entrance. Regardless of if he saw me, walked past him why did he come up and knock on my door to discuss things if he felt the need to do that! It was a lie, and it didn't happen. I was never avoiding him. I responded to his text messages in a timely manner.

When his mother called me, I sent her a text message requesting that she sent any information that she needed to say or provide to me through email or text message , because I was advised by Pine Tree Legal that I should not have conversations I needed Documentation.

Please let me know if you have any additional questions. Please let me know if you have received the text message threads that you requested I provide to you.



191 York lease January 1 22 to November 30 23.pdf

505K

New iMessage

Cancel

To: **Matt Greico**

Fri, Aug 29 at 10:02 AM



**Tenancy
Termination
Notice_Shel-
ley 193 York
Apt 2.pdf**

PDF Document ·
959 KB

**Hello Shelley,
please see at-
tached notice.
Was also sent mail
and email. Appre-
ciate your cooper-**



iMessage



New iMessage

Cancel

To: **Matt Greico**

ciate your cooperation.

Tue, Sep 2 at 9:56 AM

Hey, looks like I just missed your call. I was in the shower and I'm about to head out for an appointment.

Can you just text me?



iMessage



New iMessage

Cancel

To: **Matt Greico**

I'm in the middle of something but I can have someone call you

I'm going to be in the dentist office so if they can just text or email that would be great

Is everything ok?

Are Will and Mia



iMessage



New iMessage

Cancel

To: **Matt Greico**

Are Will and Mia
relocating to the
first floor?

Tue, Oct 7 at 12:54 PM

The notice I provided you for tenancy termination is not sufficient under law and I will be serving you another one. The check that was



iMessage



New iMessage

Cancel

To: **Matt Greico**

be serving you another one. The check that was mailed to you has been canceled.
Thank you.

Tue, Oct 7 at 3:56 PM

Why are you terminating my tenancy? For what reason?

Delivered



iMessage



New iMessage

Cancel

To: Louann Grieco

Thu, Sep 11 at 12:53 PM

I am unable to re-
turn your call. I'm
working with a
client and then I
am working an
event after that. if
you would like to
send a text or an
email that would
be great

Mon, Nov 3 at 12:11 PM



iMessage



February 11, 2026

193 YORK STREET UNIT 2, PORTLAND ME, 04102

Matthew Grieco

Table of Contents of Additional Evidence Request

Section Document Description

1 Proof of Physical Occupancy

1.1 Photos of Apartment Setup

2 Financial & Administrative Proof

2.1 Change of Address Confirmation: Done **1/7/2026**

2.2 Amazon and Costco Receipts

3 Utility & Service Records

3.1 CMP Electric Bill in My Name

3.2 Spectrum Bill in My Name

4 Documented Intent & Declarations

4.1 Notarized/Signed Letters Stating Consistent Intent to Move,
Confirmation of My Medical Situation, and Current Occupancy
Of 193 York St Unit 2

Section: #1.1



Section: #1.1



Section: #1.1



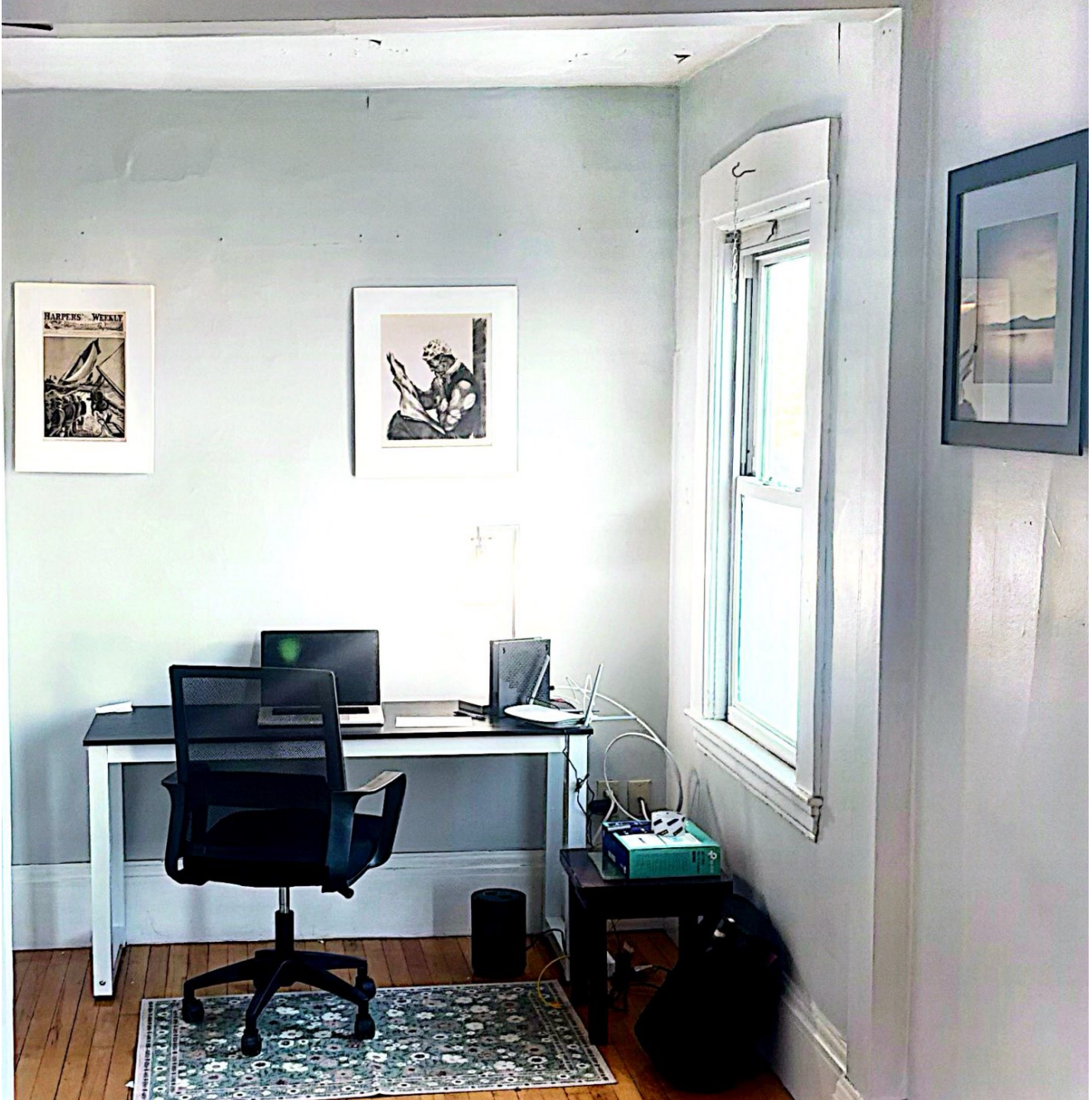
Section: #1.1



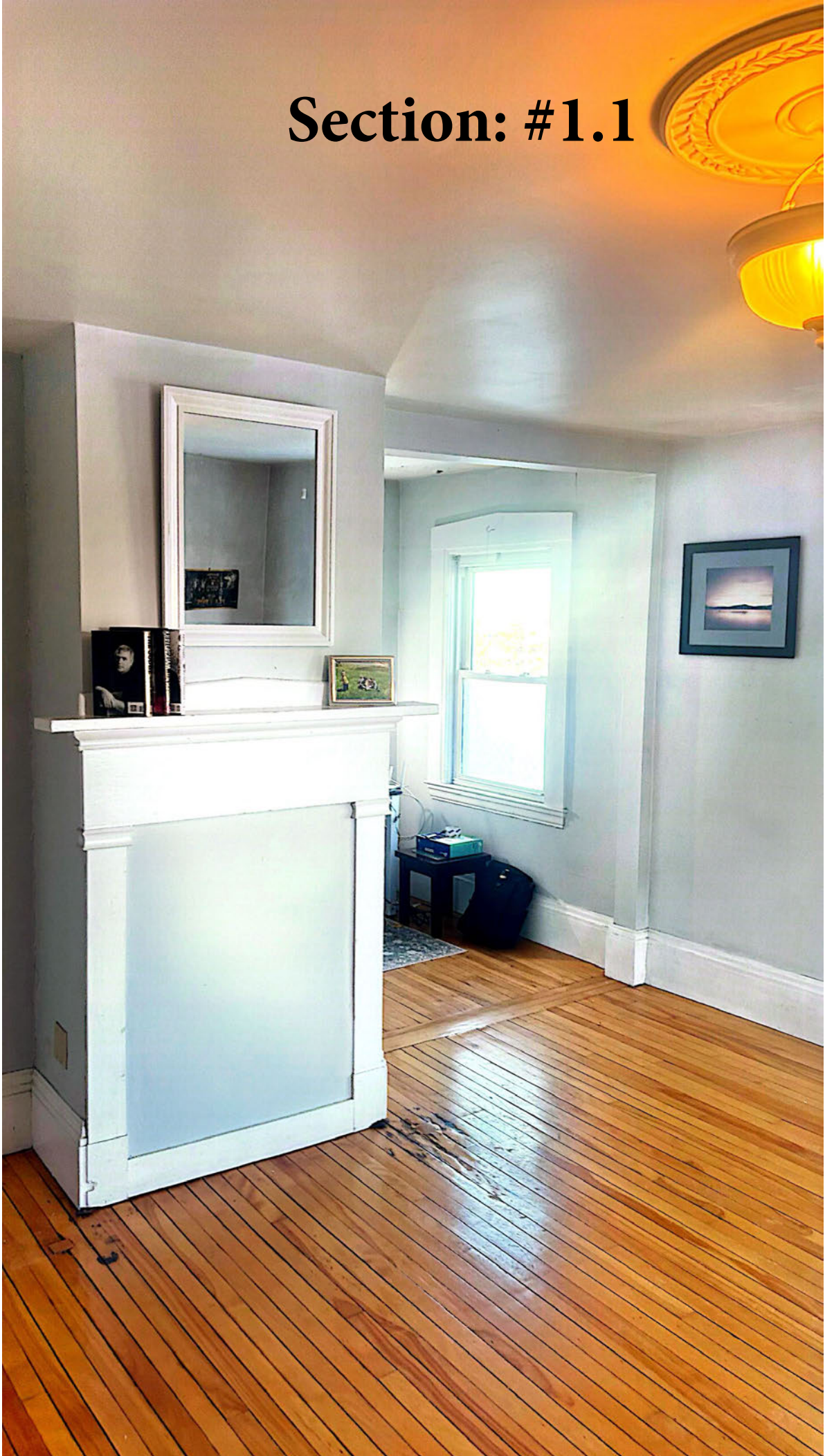
Section: #1.1



Section: #1.1



Section: #1.1





★ Official ★
Change-of-Address
Confirmation Letter
★

This letter is to confirm that the US Postal Service has successfully **VERIFIED** your identity and **ACTIVATED** your **PERMANENT** Change-of-Address (COA) order for the following individual Only:
MATTHEW C GRIECO

YOUR OLD ADDRESS

MATTHEW C GRIECO
[REDACTED]
PORTLAND ME 04103-[REDACTED]

SECTION: # 2.1

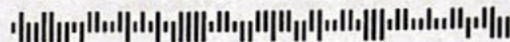
Your mail will be forwarded to your **NEW** address, as you requested, on:
JAN 7, 2026

If you need to view, update, cancel, or extend this Change-of-Address order, please visit managemymove.usps.com and enter your Confirmation Code or scan the QR Code® to get started.

CONFIRMATION CODE:
2536 5900 0025 8450

YOUR NEW ADDRESS

032 B863 00001049 00022260 1 1



MATTHEW C GRIECO
191 YORK ST APT 2
PORTLAND ME 04102-3952



DATE changed 7/7/25 ←

MAIL FORWARDING EXPIRATION DATES

Don't miss any mail! Extend your Mail Forwarding End Date now for \$24.50 for a 6-month extension, \$36.50 for a 12-month extension, or \$48.50 for a 18-month extension. To purchase Extended Mail Forwarding please go to managemymove.usps.com.*

Extended Mail Forwarding



First Class Mail®, Priority Mail® & Priority Express Mail®	Jan 7, 2027
Newspapers, Magazines	Mar 8, 2026
Packages ¹	Not Forwarded
Catalogs	Not Forwarded ²
Standard Mail	Not Forwarded ²

1. Some restrictions apply 2. Unless requested by mailer

Visit managemymove.usps.com to add your email address and receive email reminders of mail forwarding expiration dates. If your change-of-address is correct and you have not received mail at your new address for 10 Postal business days or more, please call 1-800-ASK-USPS (1-800-275-8777).

*To begin your extension process, please take this letter to your local USPS location.

IMPORTANT MESSAGES FROM THE U.S. POSTAL SERVICE REGARDING YOUR MAIL FORWARDING REQUEST

Please retain this Official Change of Address Confirmation page for your records as logical agencies and/or resources may require it for proof of your move.



Remember to update your voter registration:

Even if you've previously registered to vote, you need to reregister after you move (or if you change your last name). Filing a change-of-address with the United States Postal Service **does not** automatically update your voter registration information. To fill out your voter registration form and receive a pre-addressed mailer, visit app.mymove.com/welcome and enter code:

Note: North Dakota residents are not required to register to vote.

WHY THE YELLOW OR WHITE LABELS?

Yellow or White stickers with your new address are placed on mail forwarded by the U.S. Postal Service. These labels indicate the correspondent doesn't know your new address.

To receive your mail faster, notify the sender of your new address.



All of the paper used to produce the USPS® Official Change-of-Address Confirmation Letter was sourced from sustainable forests.

1-20260106-032-00022260





SECTION: #2.2

DANVERS #301
11 NEWBURY ST
DANVERS, MA 01923



21030100700362512151126

Member 111769832024

1900490	ICON QUEEN	299.97	Y
35588	COPY PAPER	38.99	Y
	SUBTOTAL	338.96	
	TAX	21.19	
****	TOTAL	360.15	

XXXXXXXXXXXX7825	CHIP read
APPROVED - PURCHASE	
AMOUNT: \$360.15	
12/15/2025 11:26 301736815	
COSTCO VISA	360.15
CHANGE	0

(A) A	21.19
TOTAL TAX	21.19

TOTAL NUMBER OF ITEMS SOLD = 2
12/15/2025 11:26 301736815

Thank You!

Please Come Again

Whse: 301 Trm: 7 Trn: 36 OPT: 815

Items Sold: 2
P7 12/15/2025 11:26

Purchase
DATE
December

SECTION: #2.2

Order Summary

Order placed December 28, 2025 Order # 113-9139494-3844267

Ship to matthew grieco [REDACTED] PORTLAND, ME 04103-[REDACTED] United States	Payment method American Express ending in [REDACTED] View related transactions	Order Summary Item(s) Subtotal: \$59.99 Shipping & Handling: \$0.00 Total before tax: \$59.99 Estimated tax to be collected: \$3.30 Grand Total: \$63.29
--	---	--

Delivered January 6



Kujielan Metal Platform Bed Frame with Headboard, 14 Inches Queen Bed, No Box Spring Needed, Steel Slat Support, Black, Easy Assembly

Sold by: Kujielan

Return or replace items: Eligible through February 5, 2026

\$59.99

[Back to top](#)


SECTION: #2.2

Order Summary

Order placed January 6, 2026 Order # 113-9603858-7073032

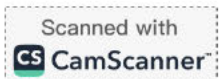
Ship to Caroline turcksin [REDACTED] SOUTH PORTLAND, ME 04106- United States	Payment method American Express ending in [REDACTED] View related transactions	Order Summary Item(s) Subtotal: \$25.99 Shipping & Handling: \$0.00 Total before tax: \$25.99 Estimated tax to be collected: \$1.43 Grand Total: \$27.42
---	---	--

Delivered January 8



SUKIDA Desk Chair Mesh Office Chair with Upholstery Executive Office Chair with Armrests, Mid-Back Task Chair Height-Adjustable Computer Chair, Black
 Sold by: SUKIDA US
 Supplied by: Other
 Return or replace items: Eligible through February 9, 2026
 \$25.99

[Back to top](#)



SECTION # 2.2

Order Summary

Order placed January 6, 2026 Order # 113-3001568-0996234

Ship to

Caroline turcksin
[REDACTED]
SOUTH PORTLAND, ME 04106 [REDACTED]
United States

Payment method

American Express ending in [REDACTED]
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$49.99
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$7.50
Total before tax:	\$42.49
Estimated tax to be collected:	\$2.34
Grand Total:	\$44.83

Delivered January 14



G-PLUS 55.1" Computer Desk Wood Office Table, Modern Simple Style PC Laptop Notebook Study Writing Table for Home Office Workstation Black Color
Sold by: G-PLUS MOTOR
Supplied by: Other
Return or replace items. Eligible through February 11, 2026
\$49.99

[Back to top](#)



An Avangrid company

83 Edison Drive / Augusta, ME 04336

Section: #2.1

FIRST-CLASS



US POSTAGE



ZIP 04330 \$ 001.03⁰
02 7M
0000043108 FEB 03 2026

SECTION: #3.1

MATTHEW GRIECO
191 YORK ST APT 2
PORTLAND ME 04102-3952

PO43308 Rev 01/24

041023952 CO45




SECTION: #3.1

Welcome back, Matthew Grieco


Account Number:
30017359131

191 YORK ST APT
2, PORTLAND, ME,
04102

 Enroll in eBill for faster, easier billing.



191 YORK ST, There are no reported outages for this address at this time. Outage information is updated as new information is received. You can report an outage here.

 [Switch Account](#)

My account >

Report an outage >

Manage your preferences >

View bills and payments >

Start another Service >

Stop service >

View personal details >


Log out [→]



Tax prep made simple:

Your payment history all in one place right at your fingertips!

[Tax Information](#)

Payment made on 
01/29/2026



Account Summary

Amount \$0.00 Due

Past Due \$0.00

Due Date

Total Account \$12.00



Usage Information

Your Energy Manager Portal just got an upgrade. Come and check our new features.

Smart Meters provide information about your energy use that you can explore by the hour, day, month, and year.

SECTION: # 3.1 3.1

Total Account \$12.00

Balance

Your Amount Due may vary from the total Account Balance if you participate in Simple Pay, the Arrears Management Program, or a payment arrangement.

****Account Balance may not reflect payments made within the past 24 hours.**

Make a payment

Meter Details

Next Meter Reading and Bill Date **02/26/2026**

Energy Manager

- View your usage in relation to the weather and your bill.
- Manage your use with tips, actions, and goals.
- Compare your use against other typical customers.
- Learn how your appliances and lighting influence your usage.
- Download your data in Green Button XML or CSV format.

Go to the Portal





SECTION: # 3.1



Payment scheduled successfully

No further action is required on your part.

Note: Please allow three to five business days for your payment to be processed and your balance to be updated accordingly.

Payment amount: \$12.00
Payment date: 01/29/2026
Ref Number: 294256
Account number: 30017359131

SECTION: # 3.2

Spectrum Life Unlimited

Welcome to Seamless Connectivity.

Thank you for choosing Spectrum.

Create your account and start enjoying a
world of unlimited possibilities:

1. Go to Spectrum.net to set up your service
2. Create Username & Password so you can activate all your services
3. Download the My Spectrum App to manage your account

SA2NF00H-0824
SA9OF1B7

PAGE
1 of 6

Spectrum

DO NOT SEND PAYMENTS TO THIS ADDRESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652

8358 3000 0Y RP 25 01282026 NNNNNYNN 01 002562 0010

MATTHEW GRIECO
191 YORK ST APT 2
PORTLAND ME 04102-3952

← Address



835830011049784400060004

SECTION: # 3.2



ACCOUNT NUMBER
8358 30 011 0497844

STATEMENT DATE
Jan 25, 2026

SERVICE ADDRESS
191 YORK ST APT 2
PORTLAND, ME 04102

PAGE
3 of 6

Congratulations, Matthew!

This month you saved: **\$20**

Amount Due **\$60** Due on **Feb 11**

How It Adds Up Service from Jan 25 - Feb 24

Previous Balance	\$0
Payments Received	\$0
Remaining Balance	\$0

Current Activity

Spectrum Internet®	
Spectrum Internet Advantage	\$50
Promotional Discount	-\$20
<small>Your promotional price will expire on 01/24/27</small>	
Spectrum Internet® Total	\$30

Credits & Charges

Service Activation Charge	\$30
Credits & Charges Total	\$30

Amount Due on Feb 11 \$60

Welcome to Spectrum! This bill reflects install & service charges from the date of install through your current billing period. If you made a payment at time of install, this bill may not reflect that payment but your next bill will.

IMPORTANT NEWS

Devices on Your Account

You currently have the following Spectrum equipment on your account (1 of 1 shown):
Modem - *****10699



Detach the included payment stub and enclose it with a check made payable to Spectrum. If you have questions about your account, call us at (855) 757-7328.



DO NOT SEND PAYMENTS TO THIS ADDRESS
4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652

8358 3000 DY RP 25 01262026 NNNNNYNN 01 002562 0010

MATTHEW GRIECO
191 YORK ST APT 2
PORTLAND ME 04102-3952

Amount Due **\$60**

Due on **Feb 11**

Account Number **8358 30 011 0497844**

Amount Enclosed \$

Please send payment to:

SPECTRUM
PO BOX 6030
CAROL STREAM IL 60197-6030



835830011049784400060004

SECTION: # 4.1

To The Board:

I have known Matthew since before he purchased the property at York Street.

Over the last five years, we have had many discussions regarding his plans for the building. Matthew has always been consistent about his intention to move into Unit 2. The only reason he did not make this transition earlier was due to his medical issue. Within this past year, he reached a point where he was medically ready and able to complete the move.

I have personally been to the apartment and can confirm that he has moved in. To help with the process, he had some of his new furniture delivered to my home nearby. He did this to avoid any delivery confusion or issues at a multi-unit building, and I assisted in getting those items to him at his new residence.

From,

02/03/2026

CAROLINE KLEIMAN.

02/03/2026

Nick Duxene

NICHOLAS J. DOUCETTE
Notary Public - Maine
My Commission Expires Jul 18, 2026



← NOTORIZED

SECTION: #4.1

January 31, 2026

Hello,

I am the manager of the residence where Matthew has been living. I have held this position well before Matthew became a resident, and I continue to manage the facility today.

Over the past year, I have seen firsthand how hard Matthew has worked to get to a place where he is ready to move into his own home. From the start of when he moved into the house, it had been a goal for him to move into his own home, and he has done what he needed to do to make it happen.

While he is moving into his new residence at York Street, he will continue to have this house and our community as a support system. We all wish him the very best in his new home and are happy for him as he takes this next step.

Regards,

Arthur J. [Signature]

211 222 26

Art

SECTION: #4.1

1/31/2026

To whom it may concern,

My name is Rick and I am a co-worker of Matthew's. Matthew and I have had conversations regarding his plans to move into 191 York Street Unit 2 in Portland.

These discussions have been very consistent and began in the early part of 2025. Since that time, Matthew has frequently shared his intent to move into unit 2. His plans have not changed since we first started talking about it, and it has been clear for a long time that this was his goal.

Sincerely,

 2/1/26

SECTION: #4.1

To The Board:

Matthew, my son, has anticipated the move to 191 York St, Apartment #2 for some time. Following the purchase of this house, he regularly spoke to me about his intention to move into this home but due to a certain medical condition, he had to delay his plans. Matthew has remained determined to move into and live in this apartment; the discussions have been ongoing. In preparing for this move, we helped him and purchased a mattress from Costco on 12/15/2025, along with delivering other items for the apartment. This unit has a good living area and a nice workspace [REDACTED]
[REDACTED]

Regards,

Charles Grieco

Charles Grieco

Date: 2/4/2026

City of Portland – Housing Safety Division

LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing

January 28, 2026 - Tabled to February 25, 2026

Owner Name and Address

Theresa Chan

196 Danforth St

Portland, ME 04102

Agent Name and Address

Theresa Chan

196 Danforth St

Portland, ME 04102

Property Address

210 High St, all 6 units

CBL

036-F-013-001

Tenants/Interested Parties

Yes

City of Portland Permitting and Inspections Department Landlord Worksheet/Petition for Rent Board Approved Increase Rent Increase using Fair Return Standard: Maintenance of Net Operating Income (MNOI)

Note to Applicants

All information and documentation provided in this application will be made available to the public, pursuant to applicable public access laws in the State of Maine. An Applicant may choose to redact sensitive information contained herein, including, but not limited to bank account information, debit card or credit card information, government-issued identification information, personal contact information such as phone numbers, email addresses, tenant or employee names, or other personally identifying information. The Rent Board may act within its authority to request any additional information it deems pertinent to the application at hand.

Introductory Information

A landlord is entitled to a fair return on investment, which means an amount sufficient to allow a just and reasonable rate of return, to encourage the investment of capital in the rental housing market, to fairly compensate investors for the risks they have assumed, and to achieve minimum constitutionally protected standards.

Pursuant to the Rent Control Ordinance, the fair return on investment must be calculated using Maintenance of Net Operating Income (MNOI). This methodology presumes the net operating income the landlord earned from a Covered unit during the calendar year 2019 yielded a fair return on investment unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. To qualify for an MNOI increase, the landlord has to file this application for a hearing by the Rent Board.

1. Presumption of Base Year Net Operating Income

It shall be presumed that the net operating income received by the landlord during the calendar year 2019 (the Base Year) yielded a Fair Return on investment. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

2. Fair Return

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

3. Base Year:

- a. Calendar year 2019 is the Base Year.
- b. In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.
- c. Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

4. Current Year

The "current year" shall be the calendar year preceding the petition.

5. CPI (Consumer Price Index)

The annual CPI for the current year for All Urban Consumers for the Greater Boston Metro area (All Urban Consumers, All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

6. Limits of Allowable Rent Increases in Any One Year

If the amount of any rent increase granted pursuant to a fair return petition exceeds 10%, the portion in excess of 10% shall be deferred to the next year or years following the procedure for Banked Rent.

General Information About the Property

Street Address: _____

Parcel Numbers(s): _____

Year Property Purchased by Current Owner: _____

Total Number of Units on the Property: _____

Total Number of Units Affected by Proposed Rent Increase: _____

Are there Rental Units that are Partially or Fully Exempt (circle)? Yes No

If yes, number of Exempt Rental Units and Basis for Exemption: _____

I. Landlord Information

Name: _____

Phone(s): _____

Business Address: _____

City, State, Zip: _____

Business E-mail: _____

II. Agent Information (if applicable)

Name: _____

Phone(s): _____

Business Address: _____

City, State, Zip: _____

Business E-mail: _____

III. Services

Please check the applicable box to identify the manner in which each service is paid.

	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IV.Changes to Services

Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge.

If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:

V. Income and Expense Explanation and Calculation

Calculation of Net Operating Income

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

Gross Rental Income

Gross rental income includes:

- Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit. If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.
- Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

Gross rental income shall not include:

- Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

VI. Operating Expenses

Operating expenses include reasonable costs of operation and maintenance of the Rental Unit, including:

- Management Expenses;
- Utility Costs except a utility that are paid directly by the tenant(s);
- Real Property Taxes Assessed and Paid;
- Insurance;
- License, Registration and other Public Fees;
- Landlord-performed Labor;
- Legal Expenses;
- The Amortized Costs of Capital Improvements; and
- Other Reasonable Operating Expenses.

Operating expenses shall not include the following:

- Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
- Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
- Land lease expenses;
- Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
- Depreciation;
- Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
- Unreasonable increases in expenses since the Base Year;
- Expenses associated with the provision of master-metered gas and electricity services;

- Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
- Unreasonable Expenses.

Claim for Base Rent Adjustment

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough to show that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete Section XIX, Claim for Adjustment of Base Year Net Operating Income and Associated Rent Adjusted Claim at the end of this Application.

Check here if a claim for a Base Year Rent Adjustment is included in this application and complete Section XVIII of this Application.

VII. Income Worksheet

	Base Year (2019) ¹	Current Year (2024)
Rental Income		
1. Gross scheduled rental income (total for the calendar year) including uncollected rent.	\$ _____	\$ _____
2. Portion Attributable to Vacancy	\$ _____	\$ _____
Fees (indicate what fee is for):		
3. Late fees	\$ _____	\$ _____
4. List fees, other than utilities, collected for services & amenities not included in rent	\$ _____	\$ _____
5. _____	\$ _____	\$ _____
6. _____	\$ _____	\$ _____
7. _____	\$ _____	\$ _____
Other Income (list separately by type)²:		
8. _____	\$ _____	\$ _____
9. _____	\$ _____	\$ _____
10. _____	\$ _____	\$ _____
Fees charged by landlord for Utilities		
11. Gas	\$ _____	\$ _____
12. Electricity	\$ _____	\$ _____
13. Water	\$ _____	\$ _____
14. Sewer	\$ _____	\$ _____
15. Garbage & Recycling	\$ _____	\$ _____
Other Utilities (list separately by type):		
16. _____	\$ _____	\$ _____
17. _____	\$ _____	\$ _____
18. TOTAL INCOME	\$ _____	\$ _____

(add only lines 1 and 3-17)

¹ or an alternative year in the event of extenuating circumstances.

² Interest earned by Landlord on Tenant security deposits, other interest, or investment income.

VIII. Operating Expense Worksheet

Additional operating expense items can be listed for this worksheet using separate page(s) as needed.

	Base Year (2019)	Current Year (2024)
1. Assessments	\$ _____	\$ _____
2. Real Property Taxes	\$ _____	\$ _____
3. License Tax/Fee	\$ _____	\$ _____
4. Rent Board Registration Fees	\$ _____	\$ _____
5. Insurance	\$ _____	\$ _____
6. Accounting	\$ _____	\$ _____
7. Legal (explain types of legal expenses)	\$ _____	\$ _____
8. Manager /Management Services	\$ _____	\$ _____
9. Security	\$ _____	\$ _____
10. Office Supplies	\$ _____	\$ _____
12. Normal Repairs	\$ _____	\$ _____
13. Owner-Performed Labor	\$ _____	\$ _____
14. Plumbing Maintenance	\$ _____	\$ _____
15. Pool Maintenance	\$ _____	\$ _____
16. Landscape Maintenance/snow removal	\$ _____	\$ _____
17. Other Maintenance	\$ _____	\$ _____
18. Parking Lot/Street Maintenance	\$ _____	\$ _____
19. Gas (separately metered only)	\$ _____	\$ _____
20. Electricity (separately metered only)	\$ _____	\$ _____
21. Water	\$ _____	\$ _____
22. Sewer	\$ _____	\$ _____
23. Amortized portion of Capital Expense (see Sections X, XI and XII column (i))	\$ _____	\$ _____
24. Vandalism Repairs	\$ _____	\$ _____
25. Uninsured Damages	\$ _____	\$ _____
27. TOTAL OPERATING EXPENSES	\$ _____	\$ _____

IX. Allowances for Capital Improvements

Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit.

Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the City, as provided in Section XI, unless it is determined that an alternate period is justified based on the evidence presented at the Rent Board hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of Portland Code or state law where the original installation of the improvement was not in compliance with code requirements.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on March 1, 2023 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 years (120 months)	\$26,500.52	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

X. Amortization Period of Capital Improvements/Expenses

In amortizing capital improvements/ expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.

	Years
Appliances	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Basic Items	
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5

	Years
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
Structural Repair and Retrofitting	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
Fencing	
Chain	10
Block	10
Wood	10

	Years
Fire Systems	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10
Flooring/Floor Covering	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
Fumigation Tenting*	5
Furniture	5
Automatic Garage Door Openers*	10
Gates	
Chain Link	10
Wrought Iron	10
Wood	10

	Years
Glass	
Windows*	5
Doors*	5
Mirrors	5
Heating*	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
Landscaping	
Planting	10
Sprinklers	10
Tree Replacement	10
Lighting	

	Years
Interior*	10
Exterior*	5
Exterior	
Locks*	10
Mailboxes*	10
Meters*	10
Plumbing	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5
Painting	
Interior	5
Exterior	5
Paving	
Asphalt	10
Cement	10

	Years
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
Roofing*	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
Security*	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10

	Years
Tilework	10
Wallpaper	5
Window Coverings*	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The * items are likely capital improvements. Other items may depend on the circumstances.

XI. Interest Allowance on Capital Improvements

If an amount was reported as an amortized portion of expenses on Section IX, Operating Expense Worksheet, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmms/archive.html>

Please use the Microsoft Excel version of this page (available from the Housing Safety Office) or an online amortization calculator to ensure that your numbers are correct.

Completed Capital Improvement and Expense Worksheet (Base Year)

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Total for Base Year [add amounts in column (d)]: \$ _____

Annual Cost for Base Year [add amounts in column (i)]: \$ _____

Completed Capital Improvement and Expense Worksheet (Current Year)

This list may include any capital expenses that are still being amortized in the current year. For example, if a roof was replaced last year, the amortized portion may be counted in the current year.

(a) Item #	(b) Brief Description	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Total for Current Year [add amounts in column (d)]: \$ _____

Annual Cost for Current Year [add amounts in column (i)]: \$ _____

XII. Blank Worksheet (Optional – Available for Petitioner Use)

XIII. Owner-Performed Labor

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

Owner Performed Labor – Base Year

Date (or Range)	Hours	Hourly Rate	Units Impacted	Type of Work
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Owner Performed Labor – Current Year

Date	Hours	Hourly Rate	Units Impacted	Type of Work
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

XIV. Planned Capital Improvements

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

(a) Item #	(b) Brief Description and Expected Date of Completion	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

*Use the amortization table in this Attachment and the information about interest rates.

Proposed Capital Expenses [add amounts in column (d)]: \$ _____

Annual Cost for Proposed Capital Expenses [add amounts in column (i)]: \$ _____

XV. Net Operating Income (NOI)

Net Operating Income = Income – Operating Expenses

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	\$ _____	\$ _____
2. Annual Operating Expenses	\$ _____	\$ _____
3. Net Annual Operating Income	\$ _____	\$ _____
4. CPI [Annual Average CPI]	281.082	336.376
5. Percent Annual Increase in CPI Base Year to Current Year		_____ %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ _____
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ _____
	Line 6 – Line 3 Current Year	
8. Allowable Rent Increase/Unit/Month ³		\$ _____
	Line 7 ÷ 12 ÷ # of Units	

³ If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XVI. Monthly Rent Worksheet

List the monthly rent, including all fees, charged each tenant, for the twelve (12) months preceding the date of the petition. If the rent was raised during the twelve-month period preceding the petition, including the amount of any fees, list each rent charged and indicate the date each raise was implemented. Provide the year and amount of any unused (banked) Annual Increase Percentage (AIP), Tax Rate Rent Adjustment (prior to 2023), or New Tenancy, or any other rent increase authorized by the Rent Board that have been banked with proper notice to each tenant for future rent increases.

Unit #	Rent	AIP & New Tenant Increase	Date of Increase	AIP & New Tenant Taken (%)	AIP & New Tenant Deferred (%)	Other Charges (Please specify)	Comment
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____

_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____

XVII. Proposed Adjustment Worksheet

Use the worksheet below to document current and proposed rents on a per-unit basis. MNOI increases should be distributed on a per capita basis or proportionally to the square footage or costs and expenses attributed to each unit.

Indicate method of allocation: _____

Unit #	Base Period Rent Year (2019)	Date Tenancy Commenced (mm/dd/yyyy)	Initial Rent of Current Tenant/s	Date of Last Rent Increase (mm/dd/yyyy)	Rent used in Current Year Income Calculation	Rent as of Date Petition Submitted	Proposed Rent
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____

_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
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_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____

XVIII. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM

The ordinance dictates that the Rent Board must presume the net operating income the landlord earned from a covered unit during calendar year 2019 yielded a fair return on investment, unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. **Complete this Section XIX and the following Sections XX and XXI only if you are seeking an adjustment in base rent due to special or peculiar circumstances.**

Check the factors below that are applicable to your claim.

- A. **Exceptional Expenses in the Base Year.** The landlord’s operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:
 - a. Extraordinary amounts were expended for necessary maintenance and repairs
 - b. Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
 - c. Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.
- B. **Exceptional Circumstances in the Base Year.** The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:
 - a. The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
 - b. The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
 - c. The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- C. **Other exceptional circumstances:** (specify)

If the Rent Board determines that one or more of the above circumstances apply, the calculation of MNOI in Section XX will be performed with an Adjusted Gross Income, and that will be substituted for the Section XVI calculations. This figure represents the income that would have been expected absent the exceptional circumstances. Options for determining Adjusted Gross Income include, but are not limited to:

- A. Base year rents charged for any comparable units in the same building.
- B. The FY 2019 Fair Market Rents for Portland, ME, reported by the US Department of Housing:⁴

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$989	\$1,071	\$1,387	\$1,829	\$2,198

⁴ These values do not include the cost of utilities. If using these numbers, do not include the cost of utilities in the base year when completing the expense portion of the worksheet.

- C. An appraisal of comparable fair market rental values as of 2019 for units similar to the units that are the subject of this application which has been prepared by a Maine licensed appraiser and is attached to this application.

Actual Gross Income for 2019: \$ _____

Proposed Adjusted Gross Income for 2019: \$ _____

Briefly describe the method for obtaining the proposed income and attach any relevant documentation in support of the claim for an adjustment of base year rent.

XIX. Income and Operating Expense Worksheet With Adjustment of Base Year

	Base Year (2019)	Current Year (2024)
Rental Income		
1. Adjusted Gross Income (with Adjusted Base Year as proposed in Section XIX)	\$ _____	\$ _____
2. Portion Attributable to Vacancy	\$ _____	\$ _____
Fees (indicate what fee is for):		
3. Late fees	\$ _____	\$ _____
4. List fees, other than utilities, collected for services & amenities not included in rent	\$ _____	\$ _____
5. _____	\$ _____	\$ _____
6. _____	\$ _____	\$ _____
7. _____	\$ _____	\$ _____
Other Income (list separately by type)⁵:		
8. _____	\$ _____	\$ _____
9. _____	\$ _____	\$ _____
10. _____	\$ _____	\$ _____
Fees charged by landlord for Utilities		
11. Gas	\$ _____	\$ _____
12. Electricity	\$ _____	\$ _____
13. Water	\$ _____	\$ _____
14. Sewer	\$ _____	\$ _____
15. Garbage & Recycling	\$ _____	\$ _____
Other Utilities (list separately by type):		
16. _____	\$ _____	\$ _____
17. _____	\$ _____	\$ _____
18. TOTAL INCOME	\$ _____	\$ _____
(add only lines 1 and 3-17)		

⁵ Interest earned by Landlord on Tenant security deposits, other interest or investment income.

XX. Calculation of Fair Return Rent Adjustment with Adjustments of Base Year Amount

Complete only if seeking an adjustment of base year rent.

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	\$ _____	\$ _____
2. Annual Operating Expenses	\$ _____	\$ _____
3. Net Annual Operating Income	\$ _____	\$ _____
4. CPI [Annual Average CPI]	281.082	336.376
5. Percent Annual Increase in CPI Base Year to Current Year		_____ %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ _____
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ _____
	Line 6 – Line 3 Current Year	
8. Allowable Rent Increase/Unit/Month ⁶		\$ _____
	Line 7 ÷ 12 ÷ # of Units	

⁶ If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete XVIII Proposed Adjustment Worksheet.

XXI. Other Claims

Explain any other claims in support of this application and provide/attach any evidence in support of those claims. Please use additional pages as appropriate:

[← Back](#)

Invoice Number: INV-00110020



Invoice Total: \$300.00

Status: Paid In Full

Invoice Date: 12/10/2024

Due Date: 01/09/2025

Description: NONE

Primary Fees

Misc Fees

Payments

Attachments

Contacts

Primary Fees

Sort

Fee Name	Fee Total	Amount Due	Case Number	Case Type	Notes
Long Term Rental Registration Fee	\$300.00	\$0.00	LTR-000278-2018	Business License	



Braishfield
a division of Hull & Company, LLC

Braishfield Associates, a Division of Hull & Co, LLC
5750 Major Blvd Ste 200
Orlando, FL 32819
(888)335-6616

Managing General Agent □ Wholesale Insurance Brokers

DATE: 10/01/2024
TO: William Flagg
William Flagg Agency LLC - Westbrook
630 Main St
Ste 100
Westbrook, ME 04092
Agency Fax:

Agency Code: 155516

FROM: Megan Seeley

mseeley@braishfield.com

RE: 208-210 High St
Renewal of Policy #: NEW

Premium

Policy Term: 09/30/2024 12:01 AM - 09/30/2025 12:01 AM **Quote Exp Date:** 10/31/2024 12:01 AM

Premium:	\$8,586.00
Inspection Fee	\$375.00
Policy Fee	\$275.00
ME SL Tax(3%)	\$277.08
Total:	\$9,513.08

Minimum Earned Percent: 25.00 % **Minimum Earned Premium:** \$ 2,146.50

Policy Fees and Inspection Fees are fully earned

Braishfield Associates, a Division of Hull & Co, LLC is responsible for collecting and filing the Surplus Lines taxes.

Policy Type: Occurrence

Carrier(s): Evanston Insurance Company (Non-Admitted)

Conditions: (include, but are not limited to, the following terms, conditions and exclusions.)

Please note a \$10,000 Water Damage Sublimit has been applied due to guidelines.

Home will be inspected after binding. Coverage A and B subject to 100% Replacement Cost as determined by inspection of home.

The carrier's Minimum Acceptable Replacement Cost Value is \$150,000. If the inspection determines that the Replacement Cost is not within this range, the policy is subject to cancellation. (Maximum TIV \$5,000,000 / Coverage B/C/D).

Coverage quoted may not be the same as requested. Please review the attached carefully & advise of any changes/corrections needed.

No non-standard construction and no EIFS construction prior to 1998.

No lead, galvanized, steel, iron or polybutylene plumbing.

O'Donnell Bookkeeping

Peggy O'Donnell
 157 Brackett Road
 Brunswick, ME 04011

Date	Invoice #
9/30/2024	1128

Bill To
Theresa Chan 208-210 High St Portland, ME 04101-3308

E-mail	Terms
pdod@gwi.net	Due on receipt

Description	Qty	Rate	Amount
August & September enter bank activity and reconciling bank statements in order to file tax return	44.25	40.00	1,770.00
Total			\$1,770.00
Payments/Credits			\$0.00
Balance Due			\$1,770.00

207 Landscaping/Tree Service, LLC
 166 Narragansett St
 Gorham, ME 04038 US
 +1 2072222932
 maria.w@207landscaping.com
 www.207landscaping.com



ADDRESS

theresa
 208-210 high st
 portland, maine 04103

DATE 09/26/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
09/26/2024	Snow and Ice Management	snowblowing and shoveling all doors and walk ways 208/210 high st portland maine	2,500.00
09/26/2024	Snow and Ice Management	snowblowing shoveling 196 danforth st portland maine	2,000.00
09/26/2024	Snow and Ice Management	22 sherman st portland 1 plowing and shoveling	2,000.00
09/26/2024	207 PAYMENT SCHEDULED	NO PAYMENT WITHIN 30 DAYS NO SERVICE CONTRACT TERMINATED BALANCE WITH INTEREST WILL BE SEND TO COLLECTIONS. flat rates of 5 months 1. 196 danforth st nov 400 dec 400 jan 400 feb 400 march 400 2. 208/210 high st nov 500 dec 500 jan 500 feb 500 march 500 3. 22 sherman st nov 400 dec 400 jan 400 feb 400	0.00



You paid Oscar Castillo

May 13, 2024 

400 spring clean up Jan, March, May cleaning 3x\$260

- \$1,180.00





You paid Oscar Castillo

Sep 30, 2024 

High St summer landscaping and power line clean

- \$450.00





Manage your account online: **cmpco.com**
 Customer Service: **800.750.4000**
 Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3001-0792-379	FAT DRAGON LLC 208 HIGH ST HSE MTR PORTLAND ME 04101	\$178.92	01/25/2024
Invoice Number	706001961531		

Your Messages

The average residential **CMP Delivery** amount includes about \$8 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at cmpco.com/PublicPolicyCosts.

If you need help paying your bill, you may be eligible for funds through the Home Energy Assistance Program, Maine's Homeowner Assistance Fund, our Arrearage Management Program or our Electricity Lifeline Program. For more information, please visit cmpco.com/HelpWithBill, call us at 800.750.4000, or contact your local Community Action Agency.

Make time to play with AutoPay! Your electricity bill will be paid on time, every time. AutoPay is safe, secure and convenient. No mailing delays. Sign up today at cmpco.com/AutoPay.

When you enroll in Usage Alerts, you receive weekly updates about your electricity use -- powered by your smart meter. You can choose to receive usage updates, usage amount exceeded, and usage change alerts. Go to cmpco.com/alerts to learn more.

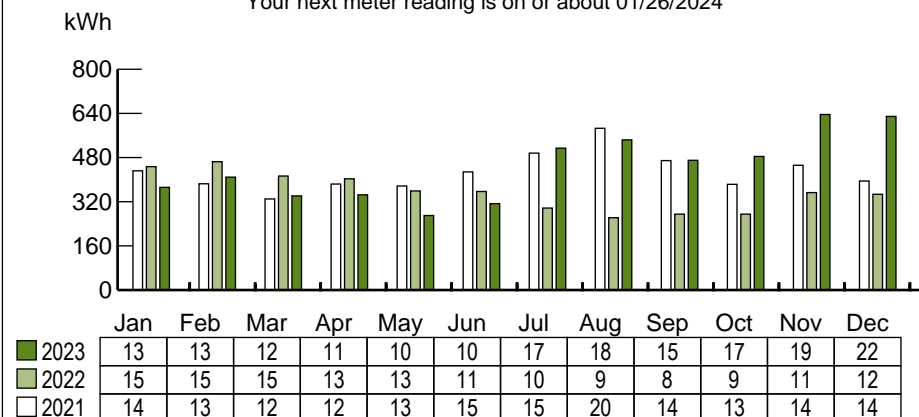
Manage your account anytime, anywhere with our FREE Mobile App. You can view and pay your bill, enroll in eBill, access outage information, and more! Text APP to 267898 and we'll send you a link to download the app.

Your Account Summary

Prior Balance	\$464.45
Payments received through 12/29/2023 - Thank you	-\$464.45
Balance Forward	\$0.00
CMP Delivery	+\$74.31
<i>Non-CMP Supplier Standard Offer</i>	+\$104.61
Please pay by 01/25/2024	\$178.92

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 01/26/2024



Your Average Daily Usage (kWh)

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
 PO Box 847810
 Boston, MA 02284-7810

FAT DRAGON LLC
 210 HIGH ST
 PORTLAND ME 04101-2831

Account Number
3001-0792-379
Date Due
01/25/2024
Amount Due
\$178.92
Amount Paid

Please do not write below this line.

100125240030010792379000017892

Your Central Maine Power Delivery Service Account Detail

Prior Balance for Central Maine Power Delivery

\$197.77

Payments received - Thank you

-\$197.77

Balance Forward

\$0.00

Delivery Charges

Delivery Charges: Residential (11/30/2023 - 12/28/2023)

Delivery Service:

629 KWH			
Up to 50 KWH	@\$21.91		+\$21.91
579 KWH	@\$0.090499		+\$52.40
			\$74.31

Total Current Delivery Charges

Central Maine Power Account Balance

\$74.31

Your Meter Details

Read Cycle 19

Meter Number	Read Date	Meter Reading	Prior Read Date	Prior Meter Reading	Number of Days	Total kWh
L108632916	12/28/2023	54,865	11/29/2023	54,236	29	629

Customer Information for Your Delivery Service

Delivery rates are approved by the Maine Public Utilities Commission. For bills that cover both electricity supply and CMP delivery, CMP forwards energy-supply payments to the appropriate energy provider. For a schedule of CMP delivery rates, visit cmpco.com or call us at 800.750.4000. To see how your Delivery Charges are impacted by Maine public policy, visit cmpco.com/PublicPolicyCosts.

What's a kilowatt-hour?

Electric power is measured in watts. 1000 watts of power used for 1 hour is a kilowatt-hour (kWh) of energy. Example: a 100 watt bulb lit for 10 hours uses 1 kWh of energy.

Questions?

To ask a question or dispute a bill, you can email customer.service@cmpco.com, or call 800.750.4000, or write to CMP Customer Service, 83 Edison Drive, Augusta, ME 04336.

Sales-Tax Exemption

Maine sales tax does not apply to the first 750 kilowatt-hours (kWh) of residential usage.

Payment Arrangements

If you have trouble paying your bill, a payment plan may help. Call 800.686.4044 for more information.

Late-Payment Charge

Bills are due on receipt. A rate of 0.949% will be applied each month to the unpaid balance after 25 days from the bill postmark.

Maine Public Utilities Commission (MPUC)

The MPUC's Consumer Assistance and Safety Division (CASD) investigates and resolves complaints, educates the public and ensures utilities remain in compliance with State statutes and Commission rules. To contact the CASD, call **800.452.4699** or visit maine.gov/mpuc.

Estimated Bills

When we cannot read your meter, we will estimate your usage for the month. You have the right to read your own meter. Visit cmpco.com for more information, or call 800.750.4000.

Mail Address Changes

Please "X" for mail address changes and fill in your new mailing address information below.

If you are moving or need to stop service, please call a Customer Representative at 1.800.750.4000

Sign Up for Automatic Payments

To sign up for automatic payments, please mark an "X" in the box, and sign and date below:

Signed _____ Date: _____

Pay my bill (check one): _____ when my bill arrives
 _____ # of days before due date (circle one below)

4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23
 (Example: Circle "15" to pay your bill 15 days before the due date.
 It does NOT mean your bill will be paid on the 15th of each month.)

To complete your enrollment, please:
 1. Include a VOIDED check with this pay stub.
 2. Allow up to 30 days for processing.

Please do not write below this line.

You have chosen to purchase your electricity supply from: [Standard Offer](#).
Rates for electricity supply are not set by CMP yet we are required to bill and collect them on behalf of your Supplier.

Supplier: Standard Offer



FAT DRAGON LLC
208 HIGH ST HSE MTR PORTLAND ME 04101

Prior Balance for Standard Offer Supplier		\$266.68
Payments received - Thank you		-\$266.68
Balance Forward		<u>\$0.00</u>
New Supplier Charges		
Residential Service : (11/30/2023 - 12/28/2023)		
Energy Charge	629 KWH @ \$0.166310	+\$104.61
Total New Supplier Charges		<u>\$104.61</u>
Standard Offer Supplier Account Balance		<u><u>\$104.61</u></u>

Supplier Information

CMP does not generate or supply electricity. We deliver your electricity. Your Standard Offer electricity is supplied by NextEra Energy Marketing LLC (33%) and New Brunswick Power Marketing (67%). Standard Offer is the default if you have not chosen an electricity supplier.

CMP is your energy delivery company. Other companies, not regulated by the Maine Public Utilities Commission (MPUC), supply your electricity, which we deliver to you safely and reliably. CMP does not control the supply price though we are required to include and collect the costs in our monthly bills. Now you will see the name of your supplier and their itemized supply charges in BLUE on this page.

Competitive bidding for the right to supply Standard Offer electricity is supervised by the MPUC. The price per kWh for your default Standard Offer electricity supply is \$0.166310.

You may learn more about energy supply and suppliers, and possibly find a better supply price, by visiting the Office of the Public Advocate (OPA) at maine.gov/SupplyRates, calling the OPA at 207.624.3687, or by visiting the MPUC at maine.gov/mpuc.

Visit us at cmpco.com/UnderstandYourUsage to see ways to manage and potentially reduce your usage.



Manage your account online: **cmpco.com**
 Customer Service: **800.750.4000**
 Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3001-0792-379	FAT DRAGON LLC 208 HIGH ST HSE MTR PORTLAND ME 04101	\$350.40	02/26/2024
Invoice Number	709001962200		

Your Messages

The average residential **CMP Delivery** amount includes about \$8 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at cmpco.com/PublicPolicyCosts.

On January 1, 2024, the CMP delivery price and the non-CMP Standard Offer Supply price decreased for residential customers. Please visit cmpco.com/Pricing for all rate class pricing.

If you need help paying your bill, you may be eligible for funds through the Home Energy Assistance Program, our Arrearage Management Program or our Electricity Lifeline Program. For more information, please visit cmpco.com/HelpWithBill, call us at 800.750.4000, or contact your local Community Action Agency.

Put your bill on autopilot with AutoPay and your electricity bill will be paid on time, every time. It's safe, secure and convenient. No mailing delays. Sign up today at cmpco.com/AutoPay.

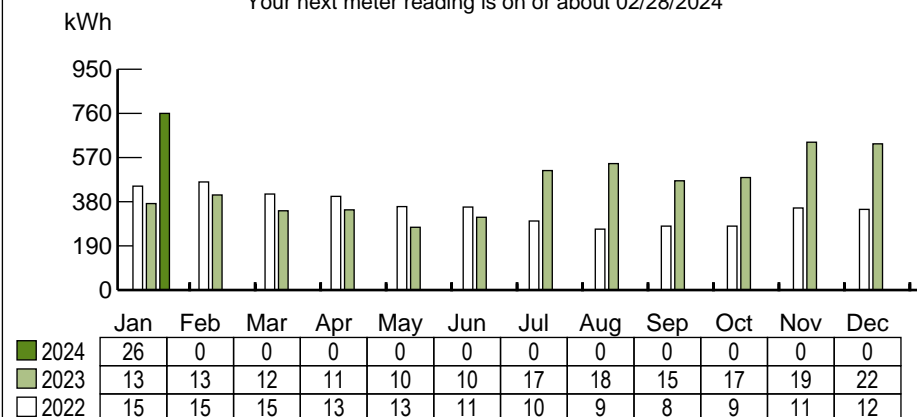
Receive alerts and updates about your electricity usage and estimated cost - all made possible by your smart meter. You can choose one, two or all three of the following alerts: usage updates, usage amount exceeded and usage change alerts. Go to cmpco.com/Alerts to learn more.

Your Account Summary

Prior Balance	\$178.92
Payments received through 01/29/2024	\$0.00
Balance Forward	\$178.92
Other Charges	+\$1.70
CMP Delivery	+\$82.85
<i>Non-CMP Supplier Standard Offer</i>	+\$86.93
Please pay by 02/26/2024	\$350.40

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 02/28/2024



Your Average Daily Usage (kWh)

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
 PO Box 847810
 Boston, MA 02284-7810

FAT DRAGON LLC
 210 HIGH ST
 PORTLAND ME 04101-2831

Account Number
3001-0792-379
Date Due
02/26/2024
Amount Due
\$350.40
Amount Paid

Please do not write below this line.

100226240030010792379000035040

Customer Information for Your Delivery Service

Delivery rates are approved by the Maine Public Utilities Commission. For bills that cover both electricity supply and CMP delivery, CMP forwards energy-supply payments to the appropriate energy provider. For a schedule of CMP delivery rates, visit cmpco.com or call us at 800.750.4000. To see how your Delivery Charges are impacted by Maine public policy, visit cmpco.com/PublicPolicyCosts.

What's a kilowatt-hour?

Electric power is measured in watts. 1000 watts of power used for 1 hour is a kilowatt-hour (kWh) of energy. Example: a 100 watt bulb lit for 10 hours uses 1 kWh of energy.

Sales-Tax Exemption

Maine sales tax does not apply to the first 750 kilowatt-hours (kWh) of residential usage.

Late-Payment Charge

Bills are due on receipt. A rate of 0.949% will be applied each month to the unpaid balance after 25 days from the bill postmark.

Estimated Bills

When we cannot read your meter, we will estimate your usage for the month. You have the right to read your own meter. Visit cmpco.com for more information, or call 800.750.4000.

Questions?

To ask a question or dispute a bill, you can email customer.service@cmpco.com, or call 800.750.4000, or write to CMP Customer Service, 83 Edison Drive, Augusta, ME 04336.

Payment Arrangements

If you have trouble paying your bill, a payment plan may help. Call 800.686.4044 for more information.

Maine Public Utilities Commission (MPUC)

The MPUC's Consumer Assistance and Safety Division (CASD) investigates and resolves complaints, educates the public and ensures utilities remain in compliance with State statutes and Commission rules. To contact the CASD, call **800.452.4699** or visit maine.gov/mpuc.

You have chosen to purchase your electricity supply from: [Standard Offer](#). Rates for electricity supply are not set by CMP yet we are required to bill and collect them on behalf of your Supplier.

Supplier: Standard Offer



FAT DRAGON LLC
208 HIGH ST HSE MTR PORTLAND ME 04101

Prior Balance for Standard Offer Supplier		\$104.61
Payments received		\$0.00
Balance Forward		\$104.61
New Supplier Charges		
Residential Service : (12/29/2023 - 01/26/2024)		
Residential Service : (12/29/2023 - 12/31/2023)		
Energy Charge	78 KWH @ \$0.166310	+\$12.97
Residential Service : (01/01/2024 - 01/26/2024)		
Energy Charge	682 KWH @ \$0.108363	+\$73.90
Maine Sales Tax		+\$0.06
Total New Supplier Charges		\$86.93
Other Charges		
Late Payment Charge		+\$0.99
Total Other Charges		\$0.99
Standard Offer Supplier Account Balance		\$192.53

Supplier Information

CMP does not generate or supply electricity. We deliver your electricity. Your Standard Offer electricity is supplied by Constellation Energy (25%) and NextEra Energy Marketing LLC (75%). Standard Offer is the default if you have not chosen an electricity supplier.

CMP is your energy delivery company. Other companies, not regulated by the Maine Public Utilities Commission (MPUC), supply your electricity, which we deliver to you safely and reliably. CMP does not control the supply price though we are required to include and collect the costs in our monthly bills. Now you will see the name of your supplier and their itemized supply charges in BLUE on this page.

Competitive bidding for the right to supply Standard Offer electricity is supervised by the MPUC. January 1, 2024, the Standard Offer electricity supply rate is going down from \$0.166310 per kWh to \$0.108363 per kWh.

You may learn more about energy supply and suppliers, and possibly find a better supply price, by visiting the Office of the Public Advocate (OPA) at maine.gov/SupplyRates, calling the OPA at 207.624.3687, or by visiting the MPUC at maine.gov/mpuc.

Visit us at cmpco.com/UnderstandYourUsage to see ways to manage and potentially reduce your usage.



Manage your account online: **cmpco.com**
 Customer Service: **800.750.4000**
 Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3001-0792-379	FAT DRAGON LLC 208 HIGH ST HSE MTR PORTLAND ME 04101	\$159.52	03/27/2024
Invoice Number 708002001447			

Your Messages

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On January 1, 2024, the CMP delivery price and the non-CMP Standard Offer Supply price decreased for residential customers. Please visit cmpco.com/Pricing for all rate class pricing.

If you need help paying your bill, you may be eligible for funds through the Home Energy Assistance Program, our Arrearage Management Program or our Electricity Lifeline Program. For more information, please visit cmpco.com/HelpWithBill, call us at 800.750.4000, or contact your local Community Action Agency.

Put your bill on autopilot with AutoPay and your electricity bill will be paid on time, every time. It's safe, secure and convenient. No mailing delays. Sign up today at cmpco.com/AutoPay.

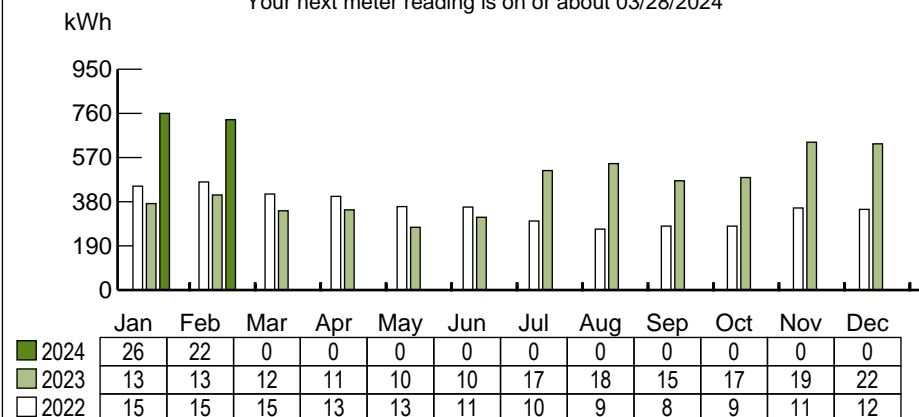
Receive alerts and updates about your electricity usage and estimated cost - all made possible by your smart meter. You can choose one, two or all three of the following alerts: usage updates, usage amount exceeded and usage change alerts. Go to cmpco.com/Alerts to learn more.

Your Account Summary

Prior Balance	\$350.40
Payments received through 02/29/2024 - Thank you	-\$350.40
Balance Forward	\$0.00
CMP Delivery	+\$80.09
<i>Non-CMP Supplier Standard Offer</i>	+\$79.43
Please pay by 03/27/2024	\$159.52

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 03/28/2024



Your Average Daily Usage (kWh)

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
 PO Box 847810
 Boston, MA 02284-7810

FAT DRAGON LLC
 210 HIGH ST
 PORTLAND ME 04101-2831

Account Number
3001-0792-379
Date Due
03/27/2024
Amount Due
\$159.52
Amount Paid

Please do not write below this line.

100327240030010792379000015952

Your Central Maine Power Delivery Service Account Detail

Prior Balance for Central Maine Power Delivery

Payments received - Thank you

\$157.87

-\$157.87

Balance Forward

\$0.00

Delivery Charges

Delivery Charges: Residential (01/27/2024 - 02/28/2024)

Delivery Service:

733 KWH
Up to 50 KWH @\$21.55 +\$21.55
683 KWH @\$0.085717 +\$58.54

Total Current Delivery Charges

\$80.09

Central Maine Power Account Balance

\$80.09

Your Meter Details

Read Cycle 19

Table with 7 columns: Meter Number, Read Date, Meter Reading, Prior Read Date, Prior Meter Reading, Number of Days, Total kWh. Row 1: L108632916, 02/28/2024, 56,358, 01/26/2024, 55,625, 33, 733

Customer Information for Your Delivery Service

Delivery rates are approved by the Maine Public Utilities Commission. For bills that cover both electricity supply and CMP delivery, CMP forwards energy-supply payments to the appropriate energy provider.

What's a kilowatt-hour?

Electric power is measured in watts. 1000 watts of power used for 1 hour is a kilowatt-hour (kWh) of energy.

Questions?

To ask a question or dispute a bill, you can email customer.service@cmpco.com, or call 800.750.4000, or write to CMP Customer Service, 83 Edison Drive, Augusta, ME 04336.

Sales-Tax Exemption

Maine sales tax does not apply to the first 750 kilowatt-hours (kWh) of residential usage.

Payment Arrangements

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Maine Public Utilities Commission (MPUC)

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Estimated Bills

When we cannot read your meter, we will estimate your usage for the month. You have the right to read your own meter. Visit cmpco.com for more information, or call 800.750.4000.

Mail Address Changes

Empty box for mail address changes

Please "X" for mail address changes and fill in your new mailing address information below.

Four horizontal lines for mailing address information

If you are moving or need to stop service, please call a Customer Representative at 1.800.750.4000

Sign Up for Automatic Payments

Empty box for automatic payments sign up

To sign up for automatic payments, please mark an "X" in the box, and sign and date below:

Signed _____ Date: _____
Pay my bill (check one): _____ when my bill arrives
_____ # of days before due date (circle one below)

4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23
(Example: Circle "15" to pay your bill 15 days before the due date. It does NOT mean your bill will be paid on the 15th of each month.)

To complete your enrollment, please:
1. Include a VOIDED check with this pay stub.
2. Allow up to 30 days for processing.

Please do not write below this line.

You have chosen to purchase your electricity supply from: [Standard Offer](#). Rates for electricity supply are not set by CMP yet we are required to bill and collect them on behalf of your Supplier.

Supplier: Standard Offer



FAT DRAGON LLC
208 HIGH ST HSE MTR PORTLAND ME 04101

Prior Balance for Standard Offer Supplier		\$192.53
Payments received - Thank you		<u>-\$192.53</u>
Balance Forward		\$0.00
New Supplier Charges		
Residential Service : (01/27/2024 - 02/28/2024)		
Energy Charge	733 KWH @ \$0.108363	<u>+\$79.43</u>
Total New Supplier Charges		\$79.43
Standard Offer Supplier Account Balance		<u><u>\$79.43</u></u>

Supplier Information

CMP does not generate or supply electricity. We deliver your electricity. Your Standard Offer electricity is supplied by Constellation Energy (25%) and NextEra Energy Marketing LLC (75%). Standard Offer is the default if you have not chosen an electricity supplier.

CMP is your energy delivery company. Other companies, not regulated by the Maine Public Utilities Commission (MPUC), supply your electricity, which we deliver to you safely and reliably. CMP does not control the supply price though we are required to include and collect the costs in our monthly bills. Now you will see the name of your supplier and their itemized supply charges in BLUE on this page.

Competitive bidding for the right to supply Standard Offer electricity is supervised by the MPUC. The price per kWh for your default Standard Offer electricity supply is \$0.108363.

You may learn more about energy supply and suppliers, and possibly find a better supply price, by visiting the Office of the Public Advocate (OPA) at maine.gov/SupplyRates, calling the OPA at 207.624.3687, or by visiting the MPUC at maine.gov/mpuc.

Visit us at cmpco.com/UnderstandYourUsage to see ways to manage and potentially reduce your usage.



Manage your account online: **cmpco.com**
 Customer Service: **800.750.4000**
 Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3001-0792-379	FAT DRAGON LLC 208 HIGH ST HSE MTR PORTLAND ME 04101	\$283.68	04/25/2024
Invoice Number 707002029818			

Your Messages

The average residential **CMP Delivery** amount includes about \$8 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at cmpco.com/PublicPolicyCosts.

If you need help paying your bill, you may be eligible for funds through the Home Energy Assistance Program, the Arrearage Management Program or our Electricity Lifeline Program. For more information, please contact your local Community Action Agency, visit cmpco.com/HelpWithBill, or call us at 800.750.4000.

Put your bill on autopilot with AutoPay and your electricity bill will be paid on time, every time. It's safe, secure and convenient. No mailing delays. Sign up today at cmpco.com/AutoPay.

Receive weekly updates about your electricity usage and estimated cost - all made possible by your smart meter. You can choose one, two or all three of the following alerts: usage updates, usage amount exceeded and usage change alerts. Go to cmpco.com/Alerts to learn more.

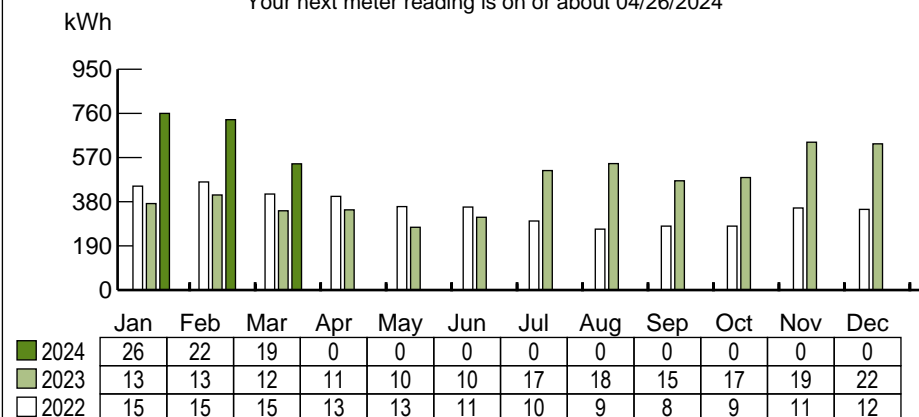
Our FREE Mobile App makes managing your account easy and convenient. You can view and pay your bill, enroll in eBill, access outage information, and more! Text APP to 267898 and we'll send you a link to download the app.

Your Account Summary

Prior Balance	\$159.52
Payments received through 03/29/2024	\$0.00
Balance Forward	\$159.52
Other Charges	+\$1.51
CMP Delivery	+\$63.81
<i>Non-CMP Supplier Standard Offer</i>	+\$58.84
Please pay by 04/25/2024	\$283.68

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 04/26/2024



Your Average Daily Usage (kWh)

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
 PO Box 847810
 Boston, MA 02284-7810

FAT DRAGON LLC
 210 HIGH ST
 PORTLAND ME 04101-2831

Account Number
3001-0792-379
Date Due
04/25/2024
Amount Due
\$283.68
Amount Paid

Please do not write below this line.

100425240030010792379000028368

You have chosen to purchase your electricity supply from: [Standard Offer](#). Rates for electricity supply are not set by CMP yet we are required to bill and collect them on behalf of your Supplier.

Supplier: Standard Offer



FAT DRAGON LLC
208 HIGH ST HSE MTR PORTLAND ME 04101

Prior Balance for Standard Offer Supplier		\$79.43
Payments received		\$0.00
Balance Forward		\$79.43
New Supplier Charges		
Residential Service : (02/29/2024 - 03/28/2024)		
Energy Charge	543 KWH @ \$0.108363	+\$58.84
Total New Supplier Charges		\$58.84
Other Charges		
Late Payment Charge		+\$0.75
Total Other Charges		\$0.75
Standard Offer Supplier Account Balance		\$139.02

Supplier Information

CMP does not generate or supply electricity. We deliver your electricity. Your Standard Offer electricity is supplied by Constellation Energy (25%) and NextEra Energy Marketing LLC (75%). Standard Offer is the default if you have not chosen an electricity supplier.

CMP is your energy delivery company. Other companies, not regulated by the Maine Public Utilities Commission (MPUC), supply your electricity, which we deliver to you safely and reliably. CMP does not control the supply price though we are required to include and collect the costs in our monthly bills. Now you will see the name of your supplier and their itemized supply charges in BLUE on this page.

Competitive bidding for the right to supply Standard Offer electricity is supervised by the MPUC. The price per kWh for your default Standard Offer electricity supply is \$0.108363.

You may learn more about energy supply and suppliers, and possibly find a better supply price, by visiting the Office of the Public Advocate (OPA) at maine.gov/SupplyRates, calling the OPA at 207.624.3687, or by visiting the MPUC at maine.gov/mpuc.

Visit us at cmpco.com/UnderstandYourUsage to see ways to manage and potentially reduce your usage.



Manage your account online: **cmpco.com**
 Customer Service: **800.750.4000**
 Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3001-0792-379	FAT DRAGON LLC 208 HIGH ST HSE MTR PORTLAND ME 04101	-\$194.80	
Invoice Number	703002089471		

Your Messages

The average residential **CMP Delivery** amount includes about \$8 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at cmpco.com/PublicPolicyCosts.

If you need help paying your bill, you may be eligible for funds through the Home Energy Assistance Program, the Arrearage Management Program or our Electricity Lifeline Program. For more information, please contact your local Community Action Agency, visit cmpco.com/HelpWithBill, or call us at 800.750.4000.

Put your bill on autopilot with AutoPay and your electricity bill will be paid on time, every time. It's safe, secure and convenient. No mailing delays. Sign up today at cmpco.com/AutoPay.

Receive weekly updates about your electricity usage and estimated cost - all made possible by your smart meter. You can choose one, two or all three of the following alerts: usage updates, usage amount exceeded and usage change alerts. Go to cmpco.com/Alerts to learn more.

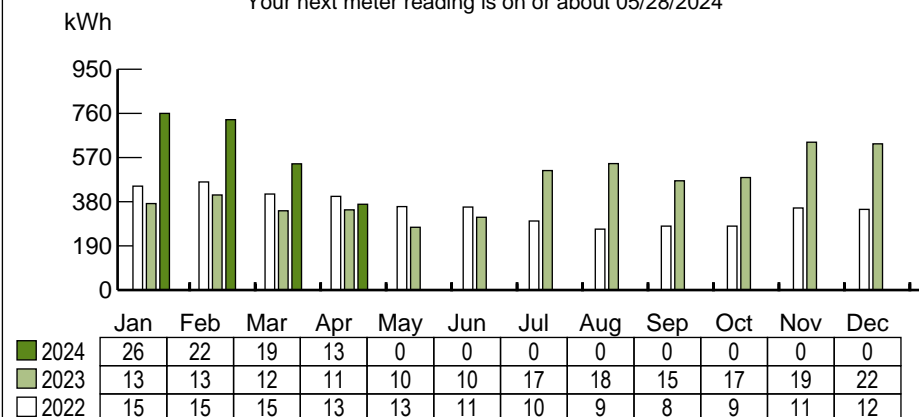
Our FREE Mobile App makes managing your account easy and convenient. You can view and pay your bill, enroll in eBill, access outage information, and more! Text APP to 267898 and we'll send you a link to download the app.

Your Account Summary

Prior Balance	\$283.68
Payments received through 04/29/2024 - Thank you	-\$567.36
Balance Forward	-\$283.68
CMP Delivery	+\$48.89
<i>Non-CMP Supplier Standard Offer</i>	<i>+\$39.99</i>
No Payment Due	-\$194.80

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 05/28/2024



Your Average Daily Usage (kWh)

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
 PO Box 847810
 Boston, MA 02284-7810

FAT DRAGON LLC
 210 HIGH ST
 PORTLAND ME 04101-2831

Account Number	3001-0792-379
Date Due	
Amount Due	\$0.00
Amount Paid	

Please do not write below this line.

100528240030010792379000000000

Your Central Maine Power Delivery Service Account Detail

Table with account details including Prior Balance for Central Maine Power Delivery (\$144.66), Balance Forward (-\$283.68), Adjustments (+\$39.99), Delivery Charges (\$48.89), and Central Maine Power Account Balance (-\$194.80).

Your Meter Details

Read Cycle 19

Table with meter details: Meter Number (L108632916), Read Date (04/26/2024), Meter Reading (57,270), Prior Read Date (03/28/2024), Prior Meter Reading (56,901), Number of Days (29), Total kWh (369).

Customer Information for Your Delivery Service

Delivery rates are approved by the Maine Public Utilities Commission. For bills that cover both electricity supply and CMP delivery, CMP forwards energy-supply payments to the appropriate energy provider.

What's a kilowatt-hour?

Electric power is measured in watts. 1000 watts of power used for 1 hour is a kilowatt-hour (kWh) of energy.

Sales-Tax Exemption

Maine sales tax does not apply to the first 750 kilowatt-hours (kWh) of residential usage.

Late-Payment Charge

Bills are due on receipt. A rate of 0.949% will be applied each month to the unpaid balance after 25 days from the bill postmark.

Estimated Bills

When we cannot read your meter, we will estimate your usage for the month. You have the right to read your own meter.

Questions?

To ask a question or dispute a bill, you can email customer.service@cmpco.com, or call 800.750.4000, or write to CMP Customer Service, 83 Edison Drive, Augusta, ME 04336.

Payment Arrangements

If you have trouble paying your bill, a payment plan may help. Call 800.686.4044 for more information.

Maine Public Utilities Commission (MPUC)

The MPUC's Consumer Assistance and Safety Division (CASD) investigates and resolves complaints, educates the public and ensures utilities remain in compliance with State statutes and Commission rules.

Mail Address Changes

Empty box for mail address changes.

Please "X" for mail address changes and fill in your new mailing address information below.

Four horizontal lines for entering new mailing address information.

If you are moving or need to stop service, please call a Customer Representative at 1.800.750.4000

Sign Up for Automatic Payments

Empty box for automatic payments sign-up.

To sign up for automatic payments, please mark an "X" in the box, and sign and date below:

Signed _____ Date: _____
Pay my bill (check one): _____ when my bill arrives
_____ # of days before due date (circle one below)

4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23
(Example: Circle "15" to pay your bill 15 days before the due date. It does NOT mean your bill will be paid on the 15th of each month.)

To complete your enrollment, please:
1. Include a VOIDED check with this pay stub.
2. Allow up to 30 days for processing.

Please do not write below this line.

You have chosen to purchase your electricity supply from: [Standard Offer](#). Rates for electricity supply are not set by CMP yet we are required to bill and collect them on behalf of your Supplier.

Supplier: Standard Offer



FAT DRAGON LLC
208 HIGH ST HSE MTR PORTLAND ME 04101

Prior Balance for Standard Offer Supplier		\$139.02
Payments received - Thank you		-\$139.02
Balance Forward		\$0.00
Adjustments		
Reduce credit available		-\$39.99
Total Adjustments		-\$39.99
New Supplier Charges		
Residential Service : (03/29/2024 - 04/26/2024)		
Energy Charge	369 KWH @ \$0.108363	+\$39.99
Total New Supplier Charges		\$39.99
Standard Offer Supplier Account Balance		\$0.00

Supplier Information

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CMP is your energy delivery company. Other companies, not regulated by the Maine Public Utilities Commission (MPUC), supply your electricity, which we deliver to you safely and reliably. CMP does not control the supply price though we are required to include and collect the costs in our monthly bills. Now you will see the name of your supplier and their itemized supply charges in BLUE on this page.

Competitive bidding for the right to supply Standard Offer electricity is supervised by the MPUC. The price per kWh for your default Standard Offer electricity supply is \$0.108363.

You may learn more about energy supply and suppliers, and possibly find a better supply price, by visiting the Office of the Public Advocate (OPA) at maine.gov/SupplyRates, calling the OPA at 207.624.3687, or by visiting the MPUC at maine.gov/mpuc.

Visit us at cmpco.com/UnderstandYourUsage to see ways to manage and potentially reduce your usage.



Account Number	Service Location	Amount Due	Date Due
3001-0792-379	FAT DRAGON LLC 208 HIGH ST HSE MTR PORTLAND ME 04101	\$121.92	07/25/2024
Invoice Number	706002120842		

Manage your account online: cmpco.com
 Customer Service: 800.750.4000
 Outage reporting line: 800.696.1000

Your Account Summary

Prior Balance	-\$36.05
Payments received through 06/28/2024	\$0.00
Balance Forward	-\$36.05
CMP Delivery	+\$79.41
<i>Non-CMP Supplier Standard Offer</i>	<i>+\$78.56</i>
Please pay by 07/25/2024	\$121.92

Your Messages

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If you need help paying your bill, you may be eligible for funds through the Home Energy Assistance Program, the Arrearage Management Program or our Electricity Lifeline Program. For more information, please contact your local Community Action Agency, visit cmpco.com/HelpWithBill, or call us at 800.750.4000.

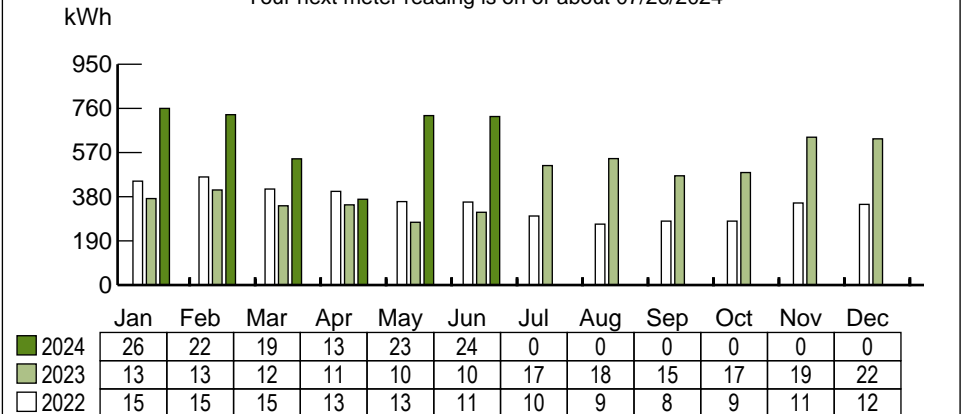
Price change associated with annual compliance and stranded costs is anticipated on July 1, 2024, pending MPUC approval.

Put your bill on autopilot with AutoPay and your electricity bill will be paid on time, every time. It's safe, secure and convenient. No mailing delays. Sign up today at cmpco.com/AutoPay.

Receive weekly updates about your electricity usage and estimated cost - all made possible by your smart meter. You can choose one, two or all three of the following alerts: usage updates, usage amount exceeded and usage change alerts. Go to cmpco.com/Alerts to learn more.

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 07/26/2024



Your Average Daily Usage (kWh)

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
 PO Box 847810
 Boston, MA 02284-7810

FAT DRAGON LLC
 210 HIGH ST
 PORTLAND ME 04101-2831

Account Number
3001-0792-379
Date Due
07/25/2024
Amount Due
\$121.92
Amount Paid

Please do not write below this line.

100725240030010792379000012192

Your Central Maine Power Delivery Service Account Detail

Prior Balance for Central Maine Power Delivery						-\$36.05
Payments received						\$0.00
Balance Forward						-\$36.05
Delivery Charges						
Delivery Charges: Residential (05/29/2024 - 06/27/2024)						
Delivery Service:				725 KWH		
				Up to 50 KWH	@\$21.55	+\$21.55
				675 KWH	@\$0.085717	+\$57.86
Total Current Delivery Charges						\$79.41
Central Maine Power Account Balance						\$43.36

Your Meter Details

Read Cycle 19

Meter Number	Read Date	Meter Reading	Prior Read Date	Prior Meter Reading	Number of Days	Total kWh
L108632916	06/27/2024	58,724	05/28/2024	57,999	30	725

Customer Information for Your Delivery Service

Delivery rates are approved by the Maine Public Utilities Commission. For bills that cover both electricity supply and CMP delivery, CMP forwards energy-supply payments to the appropriate energy provider. For a schedule of CMP delivery rates, visit cmpco.com or call us at 800.750.4000. To see how your Delivery Charges are impacted by Maine public policy, visit cmpco.com/PublicPolicyCosts.

What's a kilowatt-hour?

Electric power is measured in watts. 1000 watts of power used for 1 hour is a kilowatt-hour (kWh) of energy. Example: a 100 watt bulb lit for 10 hours uses 1 kWh of energy.

Questions?

To ask a question or dispute a bill, you can email customer.service@cmpco.com, or call 800.750.4000, or write to CMP Customer Service, 83 Edison Drive, Augusta, ME 04336.

Sales-Tax Exemption

Maine sales tax does not apply to the first 750 kilowatt-hours (kWh) of residential usage.

Payment Arrangements

If you have trouble paying your bill, a payment plan may help. Call 800.686.4044 for more information.

Late-Payment Charge

Bills are due on receipt. A rate of 0.949% will be applied each month to the unpaid balance after 25 days from the bill postmark.

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Mail Address Changes

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If you are moving or need to stop service, please call a Customer Representative at 1.800.750.4000

Sign Up for Automatic Payments

To sign up for automatic payments, please mark an "X" in the box, and sign and date below:

Signed _____ Date: _____

Pay my bill (check one): _____ when my bill arrives
 _____ # of days before due date (circle one below)

4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23
 (Example: Circle "15" to pay your bill 15 days before the due date.
 It does NOT mean your bill will be paid on the 15th of each month.)

To complete your enrollment, please:
 1. Include a VOIDED check with this pay stub.
 2. Allow up to 30 days for processing.

Please do not write below this line.

You have chosen to purchase your electricity supply from: [Standard Offer](#). Rates for electricity supply are not set by CMP yet we are required to bill and collect them on behalf of your Supplier.

Supplier: Standard Offer



FAT DRAGON LLC
208 HIGH ST HSE MTR PORTLAND ME 04101

Prior Balance for Standard Offer Supplier		\$0.00
Payments received		\$0.00
Balance Forward		\$0.00
New Supplier Charges		
Residential Service : (05/29/2024 - 06/27/2024)		
Energy Charge	725 KWH @ \$0.108363	+\$78.56
Total New Supplier Charges		\$78.56
Standard Offer Supplier Account Balance		\$78.56

Supplier Information

CMP does not generate or supply electricity. We deliver your electricity. Your Standard Offer electricity is supplied by Constellation Energy (25%) and NextEra Energy Marketing LLC (75%). Standard Offer is the default if you have not chosen an electricity supplier.

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Competitive bidding for the right to supply Standard Offer electricity is supervised by the MPUC. The price per kWh for your default Standard Offer electricity supply is \$0.108363.

You may learn more about energy supply and suppliers, and possibly find a better supply price, by visiting the Office of the Public Advocate (OPA) at maine.gov/SupplyRates, calling the OPA at 207.624.3687, or by visiting the MPUC at maine.gov/mpuc.

Visit us at cmpco.com/UnderstandYourUsage to see ways to manage and potentially reduce your usage.



An Avangrid company

Manage your account online: **cmpco.com**
 Customer Service: **800.750.4000**
 Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3001-0792-379	FAT DRAGON LLC 208 HIGH ST HSE MTR PORTLAND ME 04101	\$189.57	08/26/2024
Invoice Number 708002134933			

Your Account Summary

Prior Balance	\$121.92
Payments received through 07/29/2024 - Thank you	-\$121.92
Balance Forward	\$0.00
CMP Delivery	+\$105.25
<i>Non-CMP Supplier Standard Offer</i>	+\$84.32
Please pay by 08/26/2024	\$189.57

Your Messages

The average residential **CMP Delivery** amount includes about \$15.11 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at cmpco.com/PublicPolicyCosts.

If you need help paying your bill, you may be eligible for funds through the Arrearage Management Program or our Electricity Lifeline Program. For more information, please contact your local Community Action Agency, visit cmpco.com/HelpWithBill, or call us at 800.750.4000.

Rates changed July 1, 2024. Visit our website for more information at cmpco.com/Pricing.

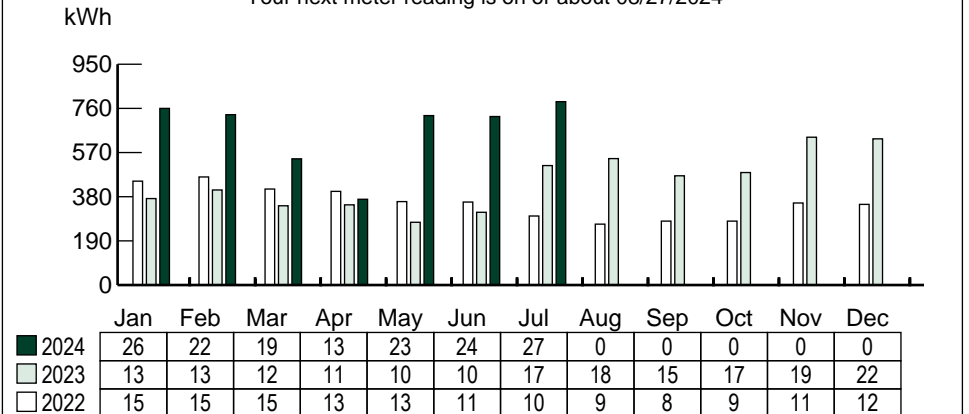
When you sign up for AutoPay, you choose how many days before the due date you'd like your payment automatically deducted from your bank account each month. It's safe, secure and convenient. Sign up today at cmpco.com/AutoPay.

Receive weekly updates about your electricity usage and estimated cost - all made possible by your smart meter. Go to cmpco.com/Alerts to learn more.

Our FREE Mobile App makes managing your account easy and convenient. You can view and pay your bill, enroll in eBill, access outage information, and more! Text APP to 267898 and we'll send you a link to download the app.

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 08/27/2024



Your Average Daily Usage (kWh)

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
 PO Box 847810
 Boston, MA 02284-7810

FAT DRAGON LLC
 138 GRANT RD
 FREEPORT ME 04032-5830

Account Number	3001-0792-379
Date Due	08/26/2024
Amount Due	\$189.57
Amount Paid	

Please do not write below this line.

100826240030010792379000018957

Your Central Maine Power Delivery Service Account Detail

Prior Balance for Central Maine Power Delivery

\$43.36

Payments received - Thank you

-\$43.36

Balance Forward

\$0.00

Delivery Charges

Delivery Charges: Residential (06/28/2024 - 06/30/2024)

Delivery Service:

Up to 5 KWH

+\$2.23

76 KWH

+\$6.52

Delivery Charges: Residential (07/01/2024 - 07/26/2024)

Delivery Service:

Up to 45 KWH

+\$23.44

663 KWH

+\$72.83

Maine Sales Tax

+\$0.23

Total Current Delivery Charges

\$105.25

Central Maine Power Account Balance

\$105.25

Your Meter Details

Read Cycle 19

Table with 7 columns: Meter Number, Read Date, Meter Reading, Prior Read Date, Prior Meter Reading, Number of Days, Total kWh. Row 1: L108632916, 07/26/2024, 59,513, 06/27/2024, 58,724, 29, 789

Customer Information for Your Delivery Service

Delivery rates are approved by the Maine Public Utilities Commission. For bills that cover both electricity supply and CMP delivery, CMP forwards energy-supply payments to the appropriate energy provider.

What's a kilowatt-hour?

Electric power is measured in watts. 1000 watts of power used for 1 hour is a kilowatt-hour (kWh) of energy.

Questions?

To ask a question or dispute a bill, you can email customer.service@cmpco.com, or call 800.750.4000, or write to CMP Customer Service, 83 Edison Drive, Augusta, ME 04336.

Sales-Tax Exemption

Maine sales tax does not apply to the first 750 kilowatt-hours (kWh) of residential usage.

Payment Arrangements

If you have trouble paying your bill, a payment plan may help. Call 800.686.4044 for more information.

Late-Payment Charge

Bills are due on receipt. A rate of 0.949% will be applied each month to the unpaid balance after 25 days from the bill postmark.

Maine Public Utilities Commission (MPUC)

The MPUC's Consumer Assistance and Safety Division (CASD) investigates and resolves complaints, educates the public and ensures utilities remain in compliance with State statutes and Commission rules.

Estimated Bills

When we cannot read your meter, we will estimate your usage for the month. You have the right to read your own meter. Visit cmpco.com for more information, or call 800.750.4000.

Mail Address Changes

Empty box for mail address changes

Please "X" for mail address changes and fill in your new mailing address information below.

Four horizontal lines for mailing address information

If you are moving or need to stop service, please call a Customer Representative at 1.800.750.4000

Sign Up for Automatic Payments

Empty box for automatic payments

To sign up for automatic payments, please mark an "X" in the box, and sign and date below:

Signed _____ Date: _____ Pay my bill (check one): _____ when my bill arrives _____ # of days before due date (circle one below)

4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 (Example: Circle "15" to pay your bill 15 days before the due date. It does NOT mean your bill will be paid on the 15th of each month.)

To complete your enrollment, please: 1. Include a VOIDED check with this pay stub. 2. Allow up to 30 days for processing.

Please do not write below this line.

You have chosen to purchase your electricity supply from: [Standard Offer](#). Rates for electricity supply are not set by CMP yet we are required to bill and collect them on behalf of your Supplier.

Supplier: Standard Offer



FAT DRAGON LLC
208 HIGH ST HSE MTR PORTLAND ME 04101

Prior Balance for Standard Offer Supplier		\$78.56
Payments received - Thank you		-\$78.56
Balance Forward		\$0.00
New Supplier Charges		
Residential Service : (06/28/2024 - 07/26/2024)		
Residential Service : (06/28/2024 - 06/30/2024)		
Energy Charge	81 KWH @ \$0.108363	+\$8.78
Residential Service : (07/01/2024 - 07/26/2024)		
Energy Charge	708 KWH @ \$0.106363	+\$75.31
Maine Sales Tax		+\$0.23
Total New Supplier Charges		\$84.32
Standard Offer Supplier Account Balance		\$84.32

Supplier Information

CMP does not generate or supply electricity. We deliver your electricity. Your Standard Offer electricity is supplied by Constellation Energy (25%) and NextEra Energy Marketing LLC (75%). Standard Offer is the default if you have not chosen an electricity supplier.

CMP is your energy delivery company. Other companies, not regulated by the Maine Public Utilities Commission (MPUC), supply your electricity, which we deliver to you safely and reliably. CMP does not control the supply price though we are required to include and collect the costs in our monthly bills. Now you will see the name of your supplier and their itemized supply charges in BLUE on this page.

Competitive bidding for the right to supply Standard Offer electricity is supervised by the MPUC. July 1, 2024, the Standard Offer electricity supply rate decreased from 0.108363 cents per kWh to 0.106363 cents per kWh.

You may learn more about energy supply and suppliers, and possibly find a better supply price, by visiting the Office of the Public Advocate (OPA) at maine.gov/SupplyRates, calling the OPA at 207.624.3687, or by visiting the MPUC at maine.gov/mpuc.

Visit us at cmpco.com/UnderstandYourUsage to see ways to manage and potentially reduce your usage.



An Avangrid company

Manage your account online: **cmpco.com**
 Customer Service: **800.750.4000**
 Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3001-0792-379	FAT DRAGON LLC 208 HIGH ST HSE MTR PORTLAND ME 04101	\$177.28	09/24/2024
Invoice Number 708002161895			

Your Account Summary

Prior Balance	\$189.57
Payments received through 08/28/2024 - Thank you	-\$189.57
Balance Forward	\$0.00
CMP Delivery	+\$100.17
<i>Non-CMP Supplier Standard Offer</i>	<i>+\$77.11</i>
Please pay by 09/24/2024	\$177.28

Your Messages

The average residential **CMP Delivery** amount includes about \$15 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at cmpco.com/PublicPolicyCosts.

If you need help paying your bill, you may be eligible for funds through the Arrearage Management Program or our Electricity Lifeline Program. For more information, please contact your local Community Action Agency, visit cmpco.com/HelpWithBill, or call us at 800.750.4000.

Rates changed August 1, 2024. Visit our website for more information at cmpco.com/Pricing.

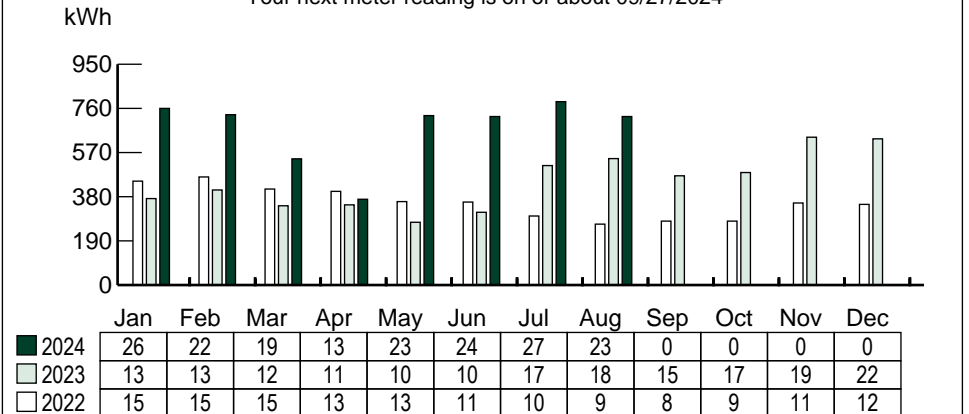
When you sign up for AutoPay, you choose how many days before the due date you'd like your payment automatically deducted from your bank account each month. It's safe, secure and convenient. Sign up today at cmpco.com/AutoPay.

Receive weekly updates about your electricity usage and estimated cost - all made possible by your smart meter. Go to cmpco.com/Alerts to learn more.

Our FREE Mobile App makes managing your account easy and convenient. You can view and pay your bill, enroll in eBill, access outage information, and more! Text APP to 267898 and we'll send you a link to download the app.

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 09/27/2024



Your Average Daily Usage (kWh)

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
 PO Box 847810
 Boston, MA 02284-7810

FAT DRAGON LLC
 138 GRANT RD
 FREEPORT ME 04032-5830

Account Number
3001-0792-379
Date Due
09/24/2024
Amount Due
\$177.28
Amount Paid

Please do not write below this line.

100924240030010792379000017728

Your Central Maine Power Delivery Service Account Detail

Prior Balance for Central Maine Power Delivery

Payments received - Thank you

\$105.25

-\$105.25

\$0.00

Balance Forward

Delivery Charges

Delivery Charges: Residential (07/27/2024 - 07/31/2024)

Delivery Service:

Up to 8 KWH

+\$4.08

105 KWH

+\$11.53

Delivery Charges: Residential (08/01/2024 - 08/27/2024)

Delivery Service:

Up to 42 KWH

+\$22.44

570 KWH

+\$62.12

Total Current Delivery Charges

\$100.17

Central Maine Power Account Balance

\$100.17

Your Meter Details

Read Cycle 19

Meter Number	Read Date	Meter Reading	Prior Read Date	Prior Meter Reading	Number of Days	Total kWh
L108632916	08/27/2024	60,238	07/26/2024	59,513	32	725

Customer Information for Your Delivery Service

Delivery rates are approved by the Maine Public Utilities Commission. For bills that cover both electricity supply and CMP delivery, CMP forwards energy-supply payments to the appropriate energy provider. For a schedule of CMP delivery rates, visit cmpco.com or call us at 800.750.4000. To see how your Delivery Charges are impacted by Maine public policy, visit cmpco.com/PublicPolicyCosts.

What's a kilowatt-hour?

Electric power is measured in watts. 1000 watts of power used for 1 hour is a kilowatt-hour (kWh) of energy. Example: a 100 watt bulb lit for 10 hours uses 1 kWh of energy.

Questions?

To ask a question or dispute a bill, you can email customer.service@cmpco.com, or call 800.750.4000, or write to CMP Customer Service, 83 Edison Drive, Augusta, ME 04336.

Sales-Tax Exemption

Maine sales tax does not apply to the first 750 kilowatt-hours (kWh) of residential usage.

Payment Arrangements

If you have trouble paying your bill, a payment plan may help. Call 800.686.4044 for more information.

Late-Payment Charge

Bills are due on receipt. A rate of 0.949% will be applied each month to the unpaid balance after 25 days from the bill postmark.

Maine Public Utilities Commission (MPUC)

The MPUC's Consumer Assistance and Safety Division (CASD) investigates and resolves complaints, educates the public and ensures utilities remain in compliance with State statutes and Commission rules. To contact the CASD, call **800.452.4699** or visit maine.gov/mpuc.

Estimated Bills

When we cannot read your meter, we will estimate your usage for the month. You have the right to read your own meter. Visit cmpco.com for more information, or call 800.750.4000.

Mail Address Changes

Please "X" for mail address changes and fill in your new mailing address information below.

If you are moving or need to stop service, please call a Customer Representative at 1.800.750.4000

Sign Up for Automatic Payments

To sign up for automatic payments, please mark an "X" in the box, and sign and date below:

Signed _____ Date: _____
 Pay my bill (check one): _____ when my bill arrives
 _____ # of days before due date (circle one below)

4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23
 (Example: Circle "15" to pay your bill 15 days before the due date. It does NOT mean your bill will be paid on the 15th of each month.)

To complete your enrollment, please:
 1. Include a VOIDED check with this pay stub.
 2. Allow up to 30 days for processing.

Please do not write below this line.

You have chosen to purchase your electricity supply from: [Standard Offer](#).
Rates for electricity supply are not set by CMP yet we are required to bill and collect them on behalf of your Supplier.

Supplier: Standard Offer



FAT DRAGON LLC
208 HIGH ST HSE MTR PORTLAND ME 04101

Prior Balance for Standard Offer Supplier		\$84.32
Payments received - Thank you		-\$84.32
Balance Forward		<u>\$0.00</u>
New Supplier Charges		
Residential Service : (07/27/2024 - 08/27/2024)		
Energy Charge	725 KWH @ \$0.106363	+\$77.11
Total New Supplier Charges		<u>\$77.11</u>
Standard Offer Supplier Account Balance		<u><u>\$77.11</u></u>

Supplier Information

CMP does not generate or supply electricity. We deliver your electricity. Your Standard Offer electricity is supplied by Constellation Energy (25%) and NextEra Energy Marketing LLC (75%). Standard Offer is the default if you have not chosen an electricity supplier.

CMP is your energy delivery company. Other companies, not regulated by the Maine Public Utilities Commission (MPUC), supply your electricity, which we deliver to you safely and reliably. CMP does not control the supply price though we are required to include and collect the costs in our monthly bills. Now you will see the name of your supplier and their itemized supply charges in BLUE on this page.

Competitive bidding for the right to supply Standard Offer electricity is supervised by the MPUC. The price per kWh for your default Standard Offer electricity supply is \$0.106363.

You may learn more about energy supply and suppliers, and possibly find a better supply price, by visiting the Office of the Public Advocate (OPA) at maine.gov/SupplyRates, calling the OPA at 207.624.3687, or by visiting the MPUC at maine.gov/mpuc.

Visit us at cmpco.com/UnderstandYourUsage to see ways to manage and potentially reduce your usage.



An Avangrid company

Manage your account online: **cmpco.com**
 Customer Service: **800.750.4000**
 Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3001-0792-379	FAT DRAGON LLC 208 HIGH ST HSE MTR PORTLAND ME 04101	\$312.52	10/28/2024
Invoice Number	706002200296		

Your Account Summary

Prior Balance	\$177.28
Payments received through 09/30/2024	\$0.00
Balance Forward	\$177.28
Other Charges	+\$1.68
CMP Delivery	+\$78.04
<i>Non-CMP Supplier Standard Offer</i>	+\$55.52
Please pay by 10/28/2024	\$312.52

Your Messages

The average residential **CMP Delivery** amount includes about \$15 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at cmpco.com/PublicPolicyCosts.

If you need help paying your bill, you may be eligible for funds through the Arrearage Management Program or our Electricity Lifeline Program. For more information, please contact your local Community Action Agency, visit cmpco.com/HelpWithBill, or call us at 800.750.4000.

Rates changed August 1, 2024. Visit our website for more information at cmpco.com/Pricing.

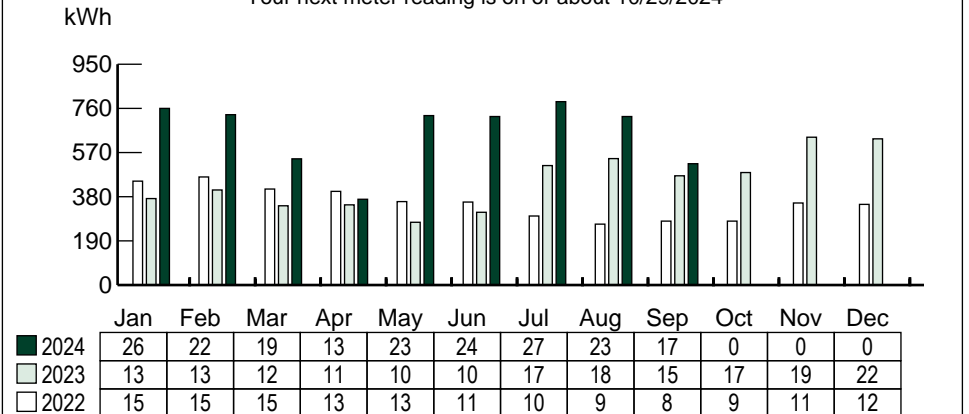
When you sign up for AutoPay, you choose how many days before the due date you'd like your payment automatically deducted from your bank account each month. It's safe, secure and convenient. Sign up today at cmpco.com/AutoPay.

Receive weekly updates about your electricity usage and estimated cost - all made possible by your smart meter. Go to cmpco.com/Alerts to learn more.

Our FREE Mobile App makes managing your account easy and convenient. You can view and pay your bill, enroll in eBill, access outage information, and more! Text APP to 267898 and we'll send you a link to download the app.

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 10/29/2024



Your Average Daily Usage (kWh)

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
 PO Box 847810
 Boston, MA 02284-7810

FAT DRAGON LLC
 138 GRANT RD
 FREEPORT ME 04032-5830

Account Number
3001-0792-379
Date Due
10/28/2024
Amount Due
\$312.52
Amount Paid

Please do not write below this line.

101028240030010792379000031252

Your Central Maine Power Delivery Service Account Detail

Table with account details including Prior Balance for Central Maine Power Delivery (\$100.17), Balance Forward (\$100.17), Delivery Charges (Total Current \$78.04, Total Other \$0.95), and Central Maine Power Account Balance (\$179.16).

Your Meter Details

Read Cycle 19

Table with 7 columns: Meter Number, Read Date, Meter Reading, Prior Read Date, Prior Meter Reading, Number of Days, Total kWh. Row 1: L108632916, 09/27/2024, 60,760, 08/27/2024, 60,238, 31, 522.

Customer Information for Your Delivery Service

Delivery rates are approved by the Maine Public Utilities Commission. For bills that cover both electricity supply and CMP delivery, CMP forwards energy-supply payments to the appropriate energy provider.

What's a kilowatt-hour?

Electric power is measured in watts. 1000 watts of power used for 1 hour is a kilowatt-hour (kWh) of energy.

Sales-Tax Exemption

Maine sales tax does not apply to the first 750 kilowatt-hours (kWh) of residential usage.

Late-Payment Charge

Bills are due on receipt. A rate of 0.949% will be applied each month to the unpaid balance after 25 days from the bill postmark.

Estimated Bills

When we cannot read your meter, we will estimate your usage for the month. You have the right to read your own meter.

Questions?

To ask a question or dispute a bill, you can email customer.service@cmpco.com, or call 800.750.4000, or write to CMP Customer Service, 83 Edison Drive, Augusta, ME 04336.

Payment Arrangements

If you have trouble paying your bill, a payment plan may help. Call 800.686.4044 for more information.

Maine Public Utilities Commission (MPUC)

The MPUC's Consumer Assistance and Safety Division (CASD) investigates and resolves complaints, educates the public and ensures utilities remain in compliance with State statutes and Commission rules.

Mail Address Changes

Empty box for mail address changes.

Please "X" for mail address changes and fill in your new mailing address information below.

Four horizontal lines for entering new mailing address information.

If you are moving or need to stop service, please call a Customer Representative at 1.800.750.4000

Sign Up for Automatic Payments

Empty box for automatic payments sign-up.

To sign up for automatic payments, please mark an "X" in the box, and sign and date below:

Signed _____ Date: _____
Pay my bill (check one): _____ when my bill arrives
_____ # of days before due date (circle one below)

4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23
(Example: Circle "15" to pay your bill 15 days before the due date. It does NOT mean your bill will be paid on the 15th of each month.)

To complete your enrollment, please:
1. Include a VOIDED check with this pay stub.
2. Allow up to 30 days for processing.

Please do not write below this line.

You have chosen to purchase your electricity supply from: [Standard Offer](#). Rates for electricity supply are not set by CMP yet we are required to bill and collect them on behalf of your Supplier.

Supplier: Standard Offer



FAT DRAGON LLC
208 HIGH ST HSE MTR PORTLAND ME 04101

Prior Balance for Standard Offer Supplier		\$77.11
Payments received		\$0.00
Balance Forward		<u>\$77.11</u>
New Supplier Charges		
Residential Service : (08/28/2024 - 09/27/2024)		
Energy Charge	522 KWH @ \$0.106363	+\$55.52
Total New Supplier Charges		<u>\$55.52</u>
Other Charges		
Late Payment Charge		+\$0.73
Total Other Charges		<u>\$0.73</u>
Standard Offer Supplier Account Balance		<u><u>\$133.36</u></u>

Supplier Information

CMP does not generate or supply electricity. We deliver your electricity. Your Standard Offer electricity is supplied by Constellation Energy (25%) and NextEra Energy Marketing LLC (75%). Standard Offer is the default if you have not chosen an electricity supplier.

CMP is your energy delivery company. Other companies, not regulated by the Maine Public Utilities Commission (MPUC), supply your electricity, which we deliver to you safely and reliably. CMP does not control the supply price though we are required to include and collect the costs in our monthly bills. Now you will see the name of your supplier and their itemized supply charges in BLUE on this page.

Competitive bidding for the right to supply Standard Offer electricity is supervised by the MPUC. The price per kWh for your default Standard Offer electricity supply is \$0.106363.

You may learn more about energy supply and suppliers, and possibly find a better supply price, by visiting the Office of the Public Advocate (OPA) at maine.gov/SupplyRates, calling the OPA at 207.624.3687, or by visiting the MPUC at maine.gov/mpuc.

Visit us at cmpco.com/UnderstandYourUsage to see ways to manage and potentially reduce your usage.



An Avangrid company

Account Number	Service Location	Amount Due	Date Due
3001-0792-379	FAT DRAGON LLC 208 HIGH ST HSE MTR PORTLAND ME 04101	\$128.38	11/26/2024
Invoice Number	709002200571		

Manage your account online: **cmpco.com**
 Customer Service: **800.750.4000**
 Outage reporting line: **800.696.1000**

Your Account Summary

Prior Balance	\$312.52
Payments received through 10/30/2024 - Thank you	-\$312.52
Balance Forward	\$0.00
Other Charges	-\$0.23
CMP Delivery	+\$75.53
<i>Non-CMP Supplier Standard Offer</i>	+\$53.08
Please pay by 11/26/2024	\$128.38

Your Messages

The average residential **CMP Delivery** amount includes about \$15 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at cmpco.com/PublicPolicyCosts.

If you need help paying your bill, you may be eligible for funds through the Arrearage Management Program or our Electricity Lifeline Program. For more information, please contact your local Community Action Agency, visit cmpco.com/HelpWithBill, or call us at 800.750.4000.

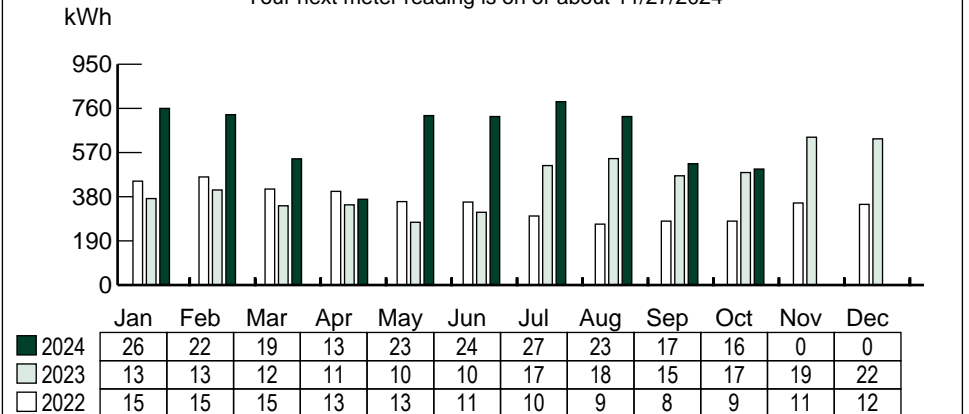
A credit has been applied to your bill. The Maine Public Utilities Commission has approved updated fixed and kWh charges, effective August 1, 2024 and retroactive to rates from July 1, 2024.

When you sign up for AutoPay, you choose how many days before the due date you'd like your payment automatically deducted from your bank account each month. It's safe, secure and convenient. Sign up today at cmpco.com/AutoPay.

Receive weekly updates about your electricity usage and estimated cost - all made possible by your smart meter. Go to cmpco.com/Alerts to learn more.

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 11/27/2024



Your Average Daily Usage (kWh)

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
 PO Box 847810
 Boston, MA 02284-7810

FAT DRAGON LLC
 138 GRANT RD
 FREEPORT ME 04032-5830

Account Number
3001-0792-379
Date Due
11/26/2024
Amount Due
\$128.38
Amount Paid

Please do not write below this line.

101126240030010792379000012838

Your Central Maine Power Delivery Service Account Detail

Prior Balance for Central Maine Power Delivery

\$179.16

Payments received - Thank you

-\$179.16

Balance Forward

\$0.00

Delivery Charges

Delivery Charges: Residential (09/28/2024 - 10/29/2024)

Delivery Service:

499 KWH

Up to 50 KWH

@\$26.60

+\$26.60

449 KWH

@\$0.108980

+\$48.93

Total Current Delivery Charges

\$75.53

Other Charges

Stranded Cost Pricing Adjustment

-\$0.23

Total Other Charges

-\$0.23

Central Maine Power Account Balance

\$75.30

Your Meter Details

Read Cycle 19

Meter Number	Read Date	Meter Reading	Prior Read Date	Prior Meter Reading	Number of Days	Total kWh
L108632916	10/29/2024	61,259	09/27/2024	60,760	32	499

Customer Information for Your Delivery Service

Delivery rates are approved by the Maine Public Utilities Commission. For bills that cover both electricity supply and CMP delivery, CMP forwards energy-supply payments to the appropriate energy provider. For a schedule of CMP delivery rates, visit cmpco.com or call us at 800.750.4000. To see how your Delivery Charges are impacted by Maine public policy, visit cmpco.com/PublicPolicyCosts.

What's a kilowatt-hour?

Electric power is measured in watts. 1000 watts of power used for 1 hour is a kilowatt-hour (kWh) of energy. Example: a 100 watt bulb lit for 10 hours uses 1 kWh of energy.

Questions?

To ask a question or dispute a bill, you can email customer.service@cmpco.com, or call 800.750.4000, or write to CMP Customer Service, 83 Edison Drive, Augusta, ME 04336.

Sales-Tax Exemption

Maine sales tax does not apply to the first 750 kilowatt-hours (kWh) of residential usage.

Payment Arrangements

If you have trouble paying your bill, a payment plan may help. Call 800.686.4044 for more information.

Late-Payment Charge

Bills are due on receipt. A rate of 0.949% will be applied each month to the unpaid balance after 25 days from the bill postmark.

Maine Public Utilities Commission (MPUC)

The MPUC's Consumer Assistance and Safety Division (CASD) investigates and resolves complaints, educates the public and ensures utilities remain in compliance with State statutes and Commission rules. To contact the CASD, call **800.452.4699** or visit maine.gov/mpuc.

Estimated Bills

When we cannot read your meter, we will estimate your usage for the month. You have the right to read your own meter. Visit cmpco.com for more information, or call 800.750.4000.

Mail Address Changes

Please "X" for mail address changes and fill in your new mailing address information below.

If you are moving or need to stop service, please call a Customer Representative at 1.800.750.4000

Sign Up for Automatic Payments

To sign up for automatic payments, please mark an "X" in the box, and sign and date below:

Signed _____ Date: _____
Pay my bill (check one): _____ when my bill arrives
_____ # of days before due date (circle one below)

4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23
(Example: Circle "15" to pay your bill 15 days before the due date. It does NOT mean your bill will be paid on the 15th of each month.)

To complete your enrollment, please:
1. Include a VOIDED check with this pay stub.
2. Allow up to 30 days for processing.

Please do not write below this line.

You have chosen to purchase your electricity supply from: [Standard Offer](#). Rates for electricity supply are not set by CMP yet we are required to bill and collect them on behalf of your Supplier.

Supplier: Standard Offer



FAT DRAGON LLC
208 HIGH ST HSE MTR PORTLAND ME 04101

Prior Balance for Standard Offer Supplier		\$133.36
Payments received - Thank you		-\$133.36
Balance Forward		<u>\$0.00</u>
New Supplier Charges		
Residential Service : (09/28/2024 - 10/29/2024)		
Energy Charge	499 KWH @ \$0.106363	+\$53.08
Total New Supplier Charges		<u>\$53.08</u>
Standard Offer Supplier Account Balance		<u><u>\$53.08</u></u>

Supplier Information

CMP does not generate or supply electricity. We deliver your electricity. Your Standard Offer electricity is supplied by Constellation Energy (25%) and NextEra Energy Marketing LLC (75%). Standard Offer is the default if you have not chosen an electricity supplier.

CMP is your energy delivery company. Other companies, not regulated by the Maine Public Utilities Commission (MPUC), supply your electricity, which we deliver to you safely and reliably. CMP does not control the supply price though we are required to include and collect the costs in our monthly bills. Now you will see the name of your supplier and their itemized supply charges in BLUE on this page.

Competitive bidding for the right to supply Standard Offer electricity is supervised by the MPUC. The price per kWh for your default Standard Offer electricity supply is \$0.106363.

You may learn more about energy supply and suppliers, and possibly find a better supply price, by visiting the Office of the Public Advocate (OPA) at maine.gov/SupplyRates, calling the OPA at 207.624.3687, or by visiting the MPUC at maine.gov/mpuc.

Visit us at cmpco.com/UnderstandYourUsage to see ways to manage and potentially reduce your usage.



An Avangrid company

Manage your account online: **cmpco.com**
 Customer Service: **800.750.4000**
 Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3001-0792-379	FAT DRAGON LLC 208 HIGH ST HSE MTR PORTLAND ME 04101	\$119.35	12/30/2024
Invoice Number 707002244211			

Your Account Summary

Prior Balance	\$128.38
Payments received through 12/02/2024 - Thank you	-\$128.38
Balance Forward	\$0.00
CMP Delivery	+\$70.85
<i>Non-CMP Supplier Standard Offer</i>	+\$48.50
Please pay by 12/30/2024	\$119.35

Your Messages

The average residential **CMP Delivery** amount includes about \$15 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at cmpco.com/PublicPolicyCosts.

Asking for help can be hard. With a variety of assistance programs available, we can help if you're having trouble managing your electricity bills. For example, you may be eligible for the Arrearage Management Program or our Electricity Lifeline Program. Learn more at cmpco.com/HelpWithBill or call us at 800.750.4000.

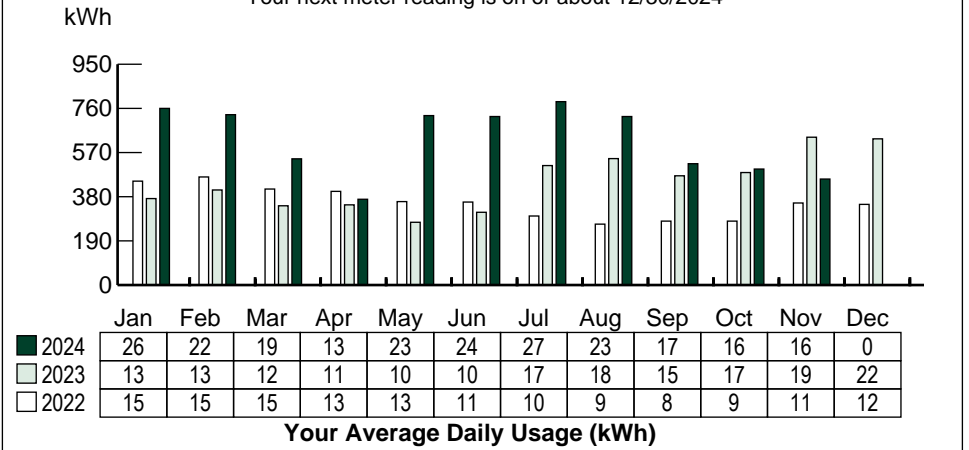
Never miss a payment again with AutoPay. You set the schedule and we handle the rest. It's a safe and convenient solution for busy lives. Visit cmpco.com/AutoPay to sign up.

Stay informed about your electricity use with Usage Alerts. You'll receive weekly updates on your energy use -- powered by your smart meter. You can even customize your alerts so you're notified if you exceed a set amount of electricity use or cost. Visit cmpco.com/Alerts to learn more.

Simplify your account management with our Mobile App. Make payments, enroll in eBill and get outage updates, it's all at your fingertips. Text APP to 267898 and we'll send you a link to download the app.

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 12/30/2024



Your Average Daily Usage (kWh)

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
 PO Box 847810
 Boston, MA 02284-7810

FAT DRAGON LLC
 138 GRANT RD
 FREEPORT ME 04032-5830

Account Number
3001-0792-379
Date Due
12/30/2024
Amount Due
\$119.35
Amount Paid

Please do not write below this line.

101230240030010792379000011935

Your Central Maine Power Delivery Service Account Detail

Prior Balance for Central Maine Power Delivery

\$75.30

Payments received - Thank you

-\$75.30

Balance Forward

\$0.00

Delivery Charges

Delivery Charges: Residential (10/30/2024 - 11/27/2024)

Delivery Service:

456 KWH

Up to 50 KWH

@\$26.60

+\$26.60

406 KWH

@\$0.108980

+\$44.25

Total Current Delivery Charges

\$70.85

Central Maine Power Account Balance

\$70.85

Your Meter Details

Read Cycle 19

Meter Number	Read Date	Meter Reading	Prior Read Date	Prior Meter Reading	Number of Days	Total kWh
L108632916	11/27/2024	61,715	10/29/2024	61,259	29	456

Customer Information for Your Delivery Service

Delivery rates are approved by the Maine Public Utilities Commission. For bills that cover both electricity supply and CMP delivery, CMP forwards energy-supply payments to the appropriate energy provider. For a schedule of CMP delivery rates, visit cmpco.com or call us at 800.750.4000. To see how your Delivery Charges are impacted by Maine public policy, visit cmpco.com/PublicPolicyCosts.

What's a kilowatt-hour?

Electric power is measured in watts. 1000 watts of power used for 1 hour is a kilowatt-hour (kWh) of energy. Example: a 100 watt bulb lit for 10 hours uses 1 kWh of energy.

Questions?

To ask a question or dispute a bill, you can email customer.service@cmpco.com, or call 800.750.4000, or write to CMP Customer Service, 83 Edison Drive, Augusta, ME 04336.

Sales-Tax Exemption

Maine sales tax does not apply to the first 750 kilowatt-hours (kWh) of residential usage.

Payment Arrangements

If you have trouble paying your bill, a payment plan may help. Call 800.686.4044 for more information.

Late-Payment Charge

Bills are due on receipt. A rate of 0.949% will be applied each month to the unpaid balance after 25 days from the bill postmark.

Maine Public Utilities Commission (MPUC)

The MPUC's Consumer Assistance and Safety Division (CASD) investigates and resolves complaints, educates the public and ensures utilities remain in compliance with State statutes and Commission rules. To contact the CASD, call **800.452.4699** or visit maine.gov/mpuc.

Estimated Bills

When we cannot read your meter, we will estimate your usage for the month. You have the right to read your own meter. Visit cmpco.com for more information, or call 800.750.4000.

Mail Address Changes

Please "X" for mail address changes and fill in your new mailing address information below.

If you are moving or need to stop service, please call a Customer Representative at 1.800.750.4000

Sign Up for Automatic Payments

To sign up for automatic payments, please mark an "X" in the box, and sign and date below:

Signed _____ Date: _____
Pay my bill (check one): _____ when my bill arrives
_____ # of days before due date (circle one below)

4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23
(Example: Circle "15" to pay your bill 15 days before the due date. It does NOT mean your bill will be paid on the 15th of each month.)

To complete your enrollment, please:
1. Include a VOIDED check with this pay stub.
2. Allow up to 30 days for processing.

Please do not write below this line.

You have chosen to purchase your electricity supply from: [Standard Offer](#). Rates for electricity supply are not set by CMP yet we are required to bill and collect them on behalf of your Supplier.

Supplier: Standard Offer



FAT DRAGON LLC
208 HIGH ST HSE MTR PORTLAND ME 04101

Prior Balance for Standard Offer Supplier		\$53.08
Payments received - Thank you		-\$53.08
Balance Forward		<u>\$0.00</u>
New Supplier Charges		
Residential Service : (10/30/2024 - 11/27/2024)		
Energy Charge	456 KWH @ \$0.106363	+\$48.50
Total New Supplier Charges		<u>\$48.50</u>
Standard Offer Supplier Account Balance		<u><u>\$48.50</u></u>

Supplier Information

CMP does not generate or supply electricity. We deliver your electricity. Your Standard Offer electricity is supplied by Constellation Energy (25%) and NextEra Energy Marketing LLC (75%). Standard Offer is the default if you have not chosen an electricity supplier.

CMP is your energy delivery company. Other companies, not regulated by the Maine Public Utilities Commission (MPUC), supply your electricity, which we deliver to you safely and reliably. CMP does not control the supply price though we are required to include and collect the costs in our monthly bills. Now you will see the name of your supplier and their itemized supply charges in BLUE on this page.

Competitive bidding for the right to supply Standard Offer electricity is supervised by the MPUC. The price per kWh for your default Standard Offer electricity supply is \$0.106363.

You may learn more about energy supply and suppliers, and possibly find a better supply price, by visiting the Office of the Public Advocate (OPA) at maine.gov/SupplyRates, calling the OPA at 207.624.3687, or by visiting the MPUC at maine.gov/mpuc.

Visit us at cmpco.com/UnderstandYourUsage to see ways to manage and potentially reduce your usage.