

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.