

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. (4-0; 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.