

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, February 25, 2026

II. Roll Call - 0:00:42

Matthew Lax, Tenant, District 1 - Chair

Vacant, District 2

Christopher "Buddy" Moore, Tenant, District 3 - Absent of the time of roll call, entered the meeting at 1:10:12

Rebecca Bolduc, Homeowner, District 4

Vacant, District 5

Anne-Laure Razat, Tenant, At-Large - Vice Chair

Kristen Carreras, Landlord, At-Large

Staff present:

Dylan Orr, Rental Registration Coordinator

Benjamin Plante, Esq., Counsel for the Rent Board

III. Approval of Minutes - 0:01:18 & 1:53:50

a. January 28, 2026 Minutes – 0:01:30

0:01:54 - Anne-Laure Razat moves to approve January 28th, 2026 minutes. Seconded by Kristen Carreras. (3-0; Moore absent, Bolduc abstains) The motion fails.

See 1:53:50

b. February 11, 2026 Minutes – 0:03:01

0:03:53 - Matthew Lax moves to approve February 11, 2026 minutes with the stated changes Seconded by Rebecca Bolduc. (4-0; Moore absent) The motion passes.

IV. Communications - 0:04:35

No communications were received.

V. Unfinished Business - 0:04:43

a. Rent Increase Application - Completeness Review - 0:05:44 & 0:21:54

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

Property Address: 8 Massachusetts Ave, all 3 units

CBL: 186-D-024-001

0:06:01 - Rebecca Bolduc states on record relation to applicant.

b. Tenant Rights Appeal - Public Comment - 0:37:25

Appellant: Shelley Swift

Property Address: 193 York St, Unit 2

Property Owner: 193 York Street LLC

CBL: 044-C-004-001

See 0:37:25

c. Rent Increase Application - Completeness Review - 0:09:52

Owner: Theresa Chan, 196 Danforth St, Portland, ME 04102

Property Address: 210 High St, all 6 units

CBL: 036-F-013-001

0:20:27 - Rebecca Bolduc moves to table to the next meeting, with request for information from the applicant. Seconded by Kristen Carreras. (4-0; Moore absent). The motion passes.

0:21:54 - The Board resumes item V.a.

0:34:28 - Kristen Carreras moves to find the 8 Massachusetts Avenue application for all three units complete and to schedule for public comment at the next regularly scheduled meeting. Seconded by Anne-Laure Razat. (4-0; Moore absent). The motion passes.

0:37:25 - The Board resumes item V.b.

0:39:13 - Rebecca Bolduc states preparations made from January 28th, 2026 minutes.

0:43:50 - Appellant presents.

0:49:30 - Objector responds.

0:58:10 - Questions from the Board.

1:05:23 - Kristen Carreras moves to close the public record for 193 York Street. Seconded by Anne-Laure Razat. (4-0; Moore absent). The motion passes.

1:10:12 - Christopher "Buddy" Moore joins the Rent Board meeting.

1:13:12 - Matthew Lax asked both parties if they were comfortable with Christopher "Buddy" Moore joining and weighing into the conversation.

1:14:40 - Anne-Laure Razat moves to find the movement to quit was an adverse action that occurred within six months of the tenant asserting her rights under the ordinance and created a rebuttable presumption under 6-237(e). Seconded by Kristen Carreras. (5-0). The motion passes.

1:16:46 - Kristen Carreras moves to find, based on the additional evidence the landlord has submitted, the landlord has sufficiently demonstrated that the notice to quit was not retaliatory. Seconded by Matthew Lax. (5-0). The motion passes.

d. Approval of Findings of Fact & Conclusions of Law - 1:20:17

1:23:20 - Matthew Lax moves to approve 183 Bracket Street Findings of Fact & Conclusions of Law. Seconded by Anne-Laure Razat. (4-0; Bolduc abstains). The motion passes.

1:26:26 - 1:48:14 The Board takes a recess.

1:52:14 - Rebecca Bolduc moves to approve 33 State Street Findings of Fact & Conclusions of Law. Seconded by Matthew Lax. (5-0). The motion passes.

1:53:50 - The Board resumes item III.b. Kristen Carreras moves to approve January 28th, 2026 minutes. Seconded by Matthew Lax. (4-0; Bolduc abstains) The motion passes.

VII. Adjourn - 1:54:34

1:54:34 - Kristen Carreras moves to adjourn. Seconded by Anne-Laure Razat. (5-0). The motion passes.