

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, April 22, 2026

II. Roll Call - 0:01:00

Matthew Lax, Tenant, District 1 - Chair
James "Gordon" Platt, Landlord, District 2
Christopher "Buddy" Moore, Tenant, District 3 - Absent
Jonas Burke, Landlord, 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 - 0:01:20

- a. March 25, 2026 Minutes - 0:01:20

0:01:35 - James "Gordon" Platt and Jonas Burke state on the record the preparations they have made to familiarize themselves with the agenda items.

0:02:37 - Anne-Laure Razat moves to approve the March 25, 2026 Rent Board minutes. Seconded by Kristen Carreras. (5-0; Moore absent) The motion passes.

IV. Communications - 0:03:30

- a. Written Public Comment - 0:03:34

No motions were made during this agenda item.

- b. Rent Control Report Q1 - 2026 - 0:05:53

0:05:53 - City staff summarizes the rent control statistics found in the report in the attached agenda items.

- c. Communications from City Staff - 0:06:55

0:06:55 - City staff summarizes the agenda memo.

d. Schedule Tenant Rights Appeal - 0:07:28

0:12:19 - Matthew Lax moves to schedule a special meeting on May 13, 2026 at 5:30 pm. Seconded by Kristen Carreras. (5-0; Christopher "Buddy" Moore absent) The motion passes.

V. Unfinished Business - 0:14:36, 01:07:05

a. Rent Increase Application - Public Comment - 0:14:45

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

Property Address: 8 Massachusetts Ave, all 3 units

CBL: 186-D-024-001

0:15:15 - Anne-Laure Razat moves to table the application to the May regularly scheduled meeting. Seconded by James "Gordon" Platt. (5-0; Moore absent) The motion passes.

b. Rent Increase Application - Public Comment - 0:16:21, 1:07:05

Owner: Anna Kuperman and Marina Kuperman-Beade, 17 Twelfth St, Providence, RI 02906

Property Address: 305 Deering Ave, both units

CBL: 117-C-001-001

0:23:00 - Matthew Lax proposes to table until the applicant arrives.

VI. New Business - 0:24:04

a. Rent Increase Application - Completeness Review - 0:24:09

Owner: Wilbur Cheever, 38 William St, Portland, ME 04103

Property Address: 72 William St, all 3 units

CBL: 117-C-019-001

No motions were made during this agenda item.

b. Rent Increase Application - Completeness Review - 0:46:55

Owner: Wilbur Cheever, 38 William St, Portland, ME 04103

Property Address: 76 William St, all 3 units

CBL: 117-C-017-001

No motions were made during this agenda item.

1:07:05 - The Board resumes item V.b.

1:08:50 - The property owner, Anna Kuperman, presents the application.

No objectors spoke.

No public comment received.

1:26:00 - Anne-Laure Razat moves to close the public hearing. Seconded by Kristen Carreras. (5-0; Moore absent) The motion passes.

2:53:34 - Matthew Lax moves to find the reasonable management fee for the current year is \$31.50 based on the evidence provided by the applicant. Seconded by Kristen Carreras. (5-0; Moore absent) The motion passes.

3:00:00 - Matthew Lax moves for the Board to enter an Executive Session pursuant to 1 M.R.S. 405(6)(E) for consultation between the Rent Board and their attorney concerning the Board's legal rights and duties as it relates to a rent increase application for 305 Deering Ave. Seconded by Kristen Carreras. (5-0; Moore absent) The motion passes.

3:05:08 through 3:19:35 - The Board enters into the Executive Session.

3:20:01 through 3:28:05 - The Board takes a recess.

3:43:15 - Anne-Laure Razat moves based on the discussion of ensuring the landlord gets a fair rate of return using their banked rent, which was a result from previous applications, but to also not double count their 2024 Allowable Increase Percentage increase, finds an allowable increase of \$79.96 per month for unit 307 and \$89.12 per month for unit 305. Seconded by Matthew Lax. (5-0; Moore absent) The motion passes.

c. Election of Chair & Vice Chair - 3:46:22

3:46:51 - Anne-Laure Razat moves to table elections to the next regular meeting. Seconded by Kristen Carreras. (5-0; Moore absent) The motion passes.

d. Approval of Findings of Fact & Conclusions of Law - 3:49:04

No motions were made during this agenda item.

VII. Adjourn - 3:50:06

3:50:06 - Anne-Laure Razat moves to adjourn. Seconded by Kristen Carreras. (5-0; Moore absent) The motion passes.