

## **Remote Rent Board Meeting Minutes - Held Via Zoom**

Wednesday, May 27, 2026

### **II. Roll Call - 0:00:54**

Matthew Lax, Tenant, District 1 - Chair  
James "Gordon" Platt, Landlord, District 2  
Christopher "Buddy" Moore, Tenant, District 3  
Jonas Burke, Landlord, District 4  
Vacant, District 5  
Anne-Laure Razat, Tenant, At-Large - Vice Chair - Absent  
Kristen Carreras, Landlord, At-Large

#### **Staff present:**

Dylan Orr, Rental Registration Coordinator  
Benjamin McCall, Esq., Counsel for the Rent Board

### **III. Approval of Minutes - 0:01:20**

#### **a. April 22, 2026 Minutes - 0:01:24**

0:02:02 - Kristen Carreras moves to approve the April 22, 2026 minutes. Seconded by Jonas Burke. (5-0; Razat absent) The motion passes.

#### **b. May 13, 2026 Minutes - 0:02:38**

0:02:51 - Kristen Carreras states that she did not watch the video from May 13, 2026 and will abstain from voting.

0:03:20 - Jonas Burke moves to approve the May 13, 2026 minutes. Seconded by Matthew Lax. (4-0; Razat absent, Carreras abstains). The motion passes.

### **IV. Communications - 0:04:09**

No communications were received.

### **V. Unfinished Business - 0:04:27**

#### **a. Rent Increase Application - 0:04:27**

**Owner: Justin Theberge, 14 Dry Pond Rd, Gray, ME 04039**  
**Address: 8 Massachusetts Ave, all 3 units**  
**CBL: 186-D-024-001**

0:14:02 - Kristen Carreras moves to approve the application for 8 Massachusetts, all 3 units in the amount of \$339.56. Seconded by Jonas Burke.

0:54:37 - Kristen Carreras withdraws previous motion.

0:55:13 - Kristen Carreras moves to approve the Rent Application for 8 Massachusetts, all three units, in the amount of \$417.31 for unit 1, \$302.92 for unit 2, and \$928.23 for unit 3. Seconded by Jonas Burke. (5-0; Razat absent) The motion passes.

**b. Rent Increase Application - Completeness Review - 0:57:55**

**Owner: Wilber Cheever, 38 William St, Portland, ME 04103**

**Address: 72 William St, all 3 units**

**CBL: 117-C-019-001**

1:03:36 - Kristen Carreras moves to find the application for 72 William St, all 3 units complete. Seconded by Matthew Lax. (5-0; Razat absent) The motion passes.

**c. Rent Increase Application - Completeness Review - 1:04:43**

**Owner: Wilber Cheever, 38 William St, Portland, ME 04103**

**Address: 76 William St, all 3 units**

**CBL: 117-C-017-001**

1:07:46 - Kristen Carreras moves to find the application for 76 William Street, all 3 units complete. There is no second. (5-0; Razat absent) The motion passes.

**d. Election of Chair & Vice Chair - 1:10:07**

1:11:56 - Christopher "Buddy" Moore moves to elect Matthew Lax as Chair. Seconded by Kristen Carreras. (4-0; Razat absent, Lax abstains) The motion passes.

1:14:20 - Matthew Lax moves to table election of Vice Chair. Seconded by Christopher "Buddy" Moore. (5-0; Razat absent) The motion passes.

**VI. New Business - 1:16:03**

**a. Rent Increase Application - Completeness Review - 1:16:03**

**Owner: Meloon George H Inc, 963 Washington Ave, Portland, ME 04103**

**Representative: Jeremy Hutchings, 1888 Gray Ct, Garnerville, NV 89410**

**Address: 963 Washington Ave, all 4 units**

**CBL: 171-A-011-001**

1:48:50 - Matthew Lax moves to find the application for 963 Washington Ave, all 4 units complete with an optional request. Seconded by Kristen Carreras. (5-0; Razat absent) The motion passes.

**b. Approval of Findings of Fact & Conclusions of Law - 1:51:16**

1:58:56 - Kristen Carreras moves to approve the Findings of Fact & Conclusions of Law for 305 Deering as presented. Seconded by Matthew Lax. (5-0; Razat absent) The motion passes.

2:08:23 - Jonas Burke moves to approve the Findings of Fact & Conclusions of Law for 11 Smith as amended. Seconded by James "Gordon" Platt. (4-0; Razat absent; Carreras abstains) The motion passes.

2:54:25 - Kristen Carreras moves to approve the Findings of Fact & Conclusions of Law for 8 Massachusetts Ave, all three units as amended. Seconded by Jonas Burke. (5-0; Razat absent) The motion passes.

**VII. Adjourn - 2:56:32**

2:56:43 - Kristen Carreras moves to adjourn. Seconded by Jonas Burke. (5-0; Razat absent) The motion passes.