

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, June 24, 2026

II. Roll Call - 0:07:09

Matthew Lax, Tenant, District 1 - Chair

James "Gordon" Platt, Landlord, District 2 - Absent

Christopher "Buddy" Moore, Tenant, District 3

Jonas Burke, Landlord, District 4

Vacant, District 5

Anne-Laure Razat, Tenant, At-Large - Vice Chair - Absent at the time of roll call, joined at 1:56:11

Kristen Carreras, Landlord, At-Large

Staff present:

Dylan Orr, Rental Registration Coordinator

Benjamin Plante, Esq., Counsel for the Rent Board

III. Approval of Minutes - 0:07:32

a. May 27, 2026 Minutes

0:08:03 - Kristen Carreras moves to approve the May 27, 2026 minutes. Seconded by Jonas Burke. (4-0; Platt and Razat absent) The motion passes.

IV. Communications - 0:08:37

No public comment received.

V. Unfinished Business - 0:09:12

a. Rent Increase Application - Public Comment - 0:09:16

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

Address: 72 William St, all 3 units

CBL: 117-C-019-001

0:15:11 - The applicant, Will Cheever, presents the application.

0:28:47 - Kristen Carreras moves to close public hearing. Seconded by Christopher "Buddy" Moore. (4-0; Platt and Razat absent) The motion passes.

0:57:52 - Kristen Carreras moves to recategorize owner labor as management services, given the communication received and the description of the services from the landlord. Seconded by Jonas Burke.

1:06:18 - Kristen Carreras withdraws previous motion.

1:08:26 - Kristen Carreras moves to find that as a general rule, a 10% cap on owner-performed management services is based on the most common figure which commercial management companies use. There is no second.

1:12:35 - Matthew Lax moves the owner-performed labor in both Base Year and Current Year to the manager/management services category, based on the description of what the labor was provided by the applicant. To cap those amounts of what is now owner-performed management at 10% of the gross rental income for the year based on previous contracts and other evidence that we've seen in other proceedings. Seconded by Jonas Burke. (4-0; Platt and Razat absent) The motion passes.

1:27:01 - Matthew Lax moves to find that 72 William Street, unit 1, the rent was kept exceptionally low even in comparison to the Boston Metro CPI change, and to increase the Base Year income to \$1,178.52 based on the Boston Metro CPI change from November 2008 to November 2019. Seconded by Jonas Burke. (4-0; Platt and Razat absent) The motion passes.

1:43:27 - Christopher "Buddy" Moore moves to table the application for 72 William Street to the next regularly scheduled meeting, with the request to be provided rental amounts by the landlord that are validated by the city, as well as the remaining Banked Rent for each unit. Seconded by Jonas Burke. (4-0; Platt and Razat absent) The motion passes.

b. Rent Increase Application - Public Comment - 1:47:09

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

Address: 76 William St, all 3 units

CBL: 117-C-017-001

1:47:43 - The applicant, Will Cheever, presents the application.

1:52:00 - A tenant of the property, Aimee Lafreniere, speaks as an Objector.

1:56:11 - Anne-Laure Razat joins the meeting.

2:01:12 - Kristen Carreras moves to close public comment. Seconded by Matthew Lax. (5-0; Platt absent) The motion passes.

2:17:53 - Anne-Laure Razat moves to table 76 William Street to the next regularly scheduled Rent Board. Seconded by Kristen Carreras. (5-0; Platt absent) The motion passes.

2:19:56 through 2:25:54 - The Board takes a recess.

c. Rent Increase Application - Public Comment - 2:26:06

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

2:27:17 - The applicant, Jeremy Hutchings, presents.

2:34:56 - A tenant of the property, April Bolstridge, speaks as an Objector.

3:06:35 - Kristen Carreras moves to close public comment. Seconded by Anne-Laure Razat. (5-0, Platt absent) The motion passes.

3:48:57 - Kristen Carreras moves to accept Base Year adjustment for units 1 and 4, as they did not follow the CPI increase. Seconded by Matthew Lax. (3-2; Razat and Moore vote no, Platt absent) The motion fails.

3:50:32 - Matthew Lax amends previous motion to include the exceptional circumstances created by the slow shut down of the business that allowed rent increases to be slower than the rate of inflation. Seconded by Kristen Carreras. (3-2; Razat and Moore vote no, Platt absent) The motion fails.

4:16:20 - Matthew Lax moves to strike the water expense from the Current Year expenses as there is not an expense provided for it in the Base Year. Seconded by Christopher "Buddy" Moore. (5-0; Platt absent) The motion passes.

4:34:26 - Kristen Carreras moves to deny increase for 963 Washington units 1, 2, & 4 rent increase cannot be realized due to the existence of Banked Rent and approves 963 Washington unit 3 for \$13.19. Seconded by Matthew Lax. (5-0; Platt absent) The motion passes.

4:40:28 - Anne-Laure Razat moves to suspend rules to continue and table agenda items V.d., VI.a., VI.b. to a special meeting. Seconded by Kristen Carreras. (4-1; Lax votes no, Platt absent) The motion passes.

d. Election of Vice Chair

See 4:40:28

VI. New Business

a. Rent Increase Application - Conditional Approval

Owner: GOODDEEDS9922 LLC

Address: 23 Pembroke St, all 3 units

CBL: 428-B-006-001

See 4:40:28

b. Rent Increase Application - Completeness Review

Owner: Stacy Salvo, 7 Hilltop Trl, Falmouth, ME 04105

Address: 22 South Grafton St, both units

CBL: 169-D-054-001

See 4:40:28

c. Schedule Special Meeting - 4:43:49

4:44:08 - Matthew Lax moves to schedule a special meeting for July 8, 2026 at 6:00 pm. Seconded by Kristen Carreras. (5-0; Platt absent) The motion passes.

d. Rent Board Annual Report Discussion - 4:46:05

No motions made or votes received.

e. Maintenance of Net Operating Income Application - Subcommittee Update - 4:47:54

5:01:29 - Matthew Lax moves to change subcommittee to Kristen Carreras and Christopher "Buddy" Moore, and schedule workshop for August 19, 2026 at 6:00 pm. Seconded by Kristen Carreras. (5-0; Platt absent) The motion passes.

VII. Adjourn - 5:05:49

5:05:49 - Kristen Carreras moves to adjourn. Seconded by Anne-Laure Razat. (5-0; Platt absent) The motion passes.