

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, August 19, 2026

II. Roll Call – 0:00:33

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

Kristen Carreras, Landlord, At-Large

Staff present:

Dylan Orr, Rental Registration Coordinator

Benjamin Plante, Esq., Counsel for the Rent Board

III. Communications - 0:00:56

a. Memo from City Staff - 0:00:56

0:00:56 - City staff summarizes the memo regarding wire transfer fraud.

No motions were made during this agenda item.

b. Written Public Comment - 0:02:38

No motions were made during this agenda item.

IV. Unfinished Business - 0:05:16

a. Approval of Findings of Fact & Conclusions of Law - 0:05:16

0:07:54 – Kristen Carreras moves to approve Findings of Fact & Conclusions of Law document for 963 Washington Ave, all 4 units with corrections. Seconded by Anne-Laure Razat. (6-0) The motion passes.

0:09:29 – Anne-Laure Razat moves to approve both West Company Findings of Fact & Conclusions of Law. Seconded by Kristen Carreras. (6-0) The motion passes.

b. Rent Increase Application - Public Comment - 0:10:49 & 0:23:45

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

Address: 72 William St, all 3 units

CBL: 117-C-019-001

0:15:13 – The applicant, Wilbur Cheever, speaks on his application.

0:19:06 - Kristen Carreras moves to close public comment. Seconded by Jonas Burke. (6-0) The motion passes.

c. Rent Increase Application - Public Comment - 0:21:11 & 0:29:44

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

Address: 76 William St, all 3 units

CBL: 117-C-017-001

0:21:37 – The applicant, Wilbur Cheever, speaks on his application.

0:23:01 – Kristen Carreras moves to close public comment. Seconded by Anne-Laure Razat. (6-0) The motion passes.

0:23:45 - The Board resumes agenda item IV.b.

0:28:00 – Anne-Laure Razat moves to table 72 William St, all 3 units, until the City of Portland rent audit is resolved. Seconded by Christopher “Buddy” Moore. (6-0). The motion passes.

0:29:44 - The Board resumes agenda item IV.c.

0:40:15 – Anne-Laure Razat moves to approve a rent increase 76 William Street, \$75.20 for unit 1, \$103.20 for unit 2, and \$151.20 for unit 3. Seconded by Kristen Carreras. (6-0) The motion passes.

d. Rent Increase Application - Public Comment - 0:42:47

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

Representative: Kevin Salvo, 7 Hilltop Trl, Falmouth, ME 04105

Address: 22 South Grafton St, both units

CBL: 169-D-054-001

0:43:24 – Kevin Salvo, a representative of the property, presents the application.

0:45:45 – Tonya, a tenant of the property, speaks as an Objector.

0:57:40 – Anne-Laure Razat moves to close public comment. Seconded by Kristen Carreras. (6-0) The motion passes.

1:09:12 – Anne-Laure Razat moves to approve rent increase for 22 Grafton St in the amounts of \$529.97 for unit 22 and considering Banked Rent backed out, \$521.81 for unit 24. Seconded by Matthew Lax. (6-0) The motion passes.

e. Rent Increase Application - Completeness Review - 1:16:22

Owner: Julie Sullivan & Daniel Sullivan, 73 Hennessey Ave, Brunswick, ME 04011

Address: 340 Eastern Promenade #213

CBL: 015-A-002-046

1:23:30 - The applicant, Julie Sullivan, presents the application.

1:39:25 – Matthew Lax moves that granted the requested items are provided (the invoice from the contractor's receipt, receipt for \$1,000 items such as stove and tile, resolve the rent overcharged notice of violation, and AC unit moved to Capital Improvements) that the application would then be found complete and to be scheduled for public comment at a future meeting. Seconded by Jonas Burke. (6-0) The motion passes.

V. Adjourn - 1:47:16

1:47:16 – Kristen Carreras moves to adjourn the meeting. Seconded by Anne-Laure Razat. (6-0) The motion passes.