

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, August 26, 2026

II. Roll Call - 0:00:43

Matthew Lax, Tenant, District 1 - Chair

James "Gordon" Platt, Landlord, District 2

Christopher "Buddy" Moore, Tenant, District 3 (absent at the time of Roll Call, joined the meeting at 0:35:55)

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 - 0:01:13

a. June 24, 2026

0:01:50 – Kristen Carreras moves to approve June 24, 2026 Minutes as written. Seconded by Anne-Laure Razat. (5-0; Christopher "Buddy" Moore absent) The motion passes.

IV. Communications - 0:02:26

a. Rent Control Report Q2-2026 - 0:02:40

0:02:40 - City Staff summarized the quarterly report presented at the Housing and Economic Development Committee meeting.

No motions were received during this agenda item.

V. Unfinished Business - 0:03:40

a. Election of Vice Chair - 0:06:49 & 1:34:50

0:07:52 – Postponed to the end of the meeting.

b. Rent Increase Application - Public Comment - 0:08:17

Owner: West Bayside Partners LLC, 511 Congress St, Ste 601, Portland, ME 04101

Representative: P.J. Massey, 511 Congress St, Ste 601, Portland, ME 04101

Address: 132 Marginal Way, all 196 units

CBL: 442-A-001-001

Type of Increase: Increased Housing Service Costs

0:12:15 – A representative for the property, P.J. Massey, presents the application.

0:18:05 – Anne-Laure Razat moves to close the public hearing. Seconded by Kristen Carreras. (5-0; Christopher “Buddy” Moore absent) The motion passes.

0:25:45 – Anne-Laure Razat moves to approve a rent increase of \$176.27 for 132 Marginal Way, for 196 units. Seconded by Kristen Carreras. (5-0; Christopher “Buddy” Moore absent) The motion passes.

VI. New Business - 0:28:25

0:28:25 - The Board takes up agenda item VI.d. out of order. Anne-Laure Razat provides an update on the annual report progress. No motions received during this agenda item.

a. Rent Increase Application - Completeness Check - 0:34:32

Owner: 56 & 58 Federal LLC, 104 East St, Carlisle, MA 01741

Address: 56 Federal St, Unit 56-2

CBL: 020-D-009-001

0:35:45 – The applicant, Jianhong, presents the application.

0:35:55 – Christopher “Buddy” Moore joins the meeting.

0:46:25 – Anne-Laure Razat moves to find the application for 56 Federal Street complete and schedule for a public hearing. Seconded by Kristen Carreras. (6-0) The motion passes.

b. Rent Increase Application - Completeness Check - 0:47:55

Owner: Jacques Kubwimana, 2040 Ludlow St, Portland, ME 04102

Address: 1303 Forest Ave, Units A and B

CBL: 292-A-004-001

0:48:35 – The applicant, Jacques Kubiwiwimana, presents the application.

1:10:30 – James “Gordon” Platt moves to table the application for 1303 Forest Avenue, Units A and B, until the list of completeness conditions have been met. Seconded by Matthew Lax. (6-0) The motion passes.

c. Rent Increase Application - Completeness Check - 1:20:50

Owner: Spencer Stone & Andrea Stone, 24 Rowe Ave, Apt 2, Portland, ME 04102

Address: 24 Rowe Ave, both units

CBL: 260-C-003-001

1:21:33 – The applicant, Spencer Stone, presents the application.

1:32:57 – Kristen Carreras moves to find application for 24 Rowe Ave complete pending items requested. Seconded by Jonas Burke. (6-0) The motion passes.

1:34:50 – Board resume item V.a.

1:36:34 – Jonas Burke nominates Anne-Laure Razat. Seconded by Kristen Carreras.

1:36:44 – Anne-Laure Razat nominates Kristen Carreras. Seconded by Matthew Lax.

1:40:22 – Matthew Lax calls for an election.

1:41:03 – Kristen Carreras is elected to Vice Chair.

d. Rent Board Annual Report Update - See 0:28:25

VII. Adjourn - 1:41:41

1:41:41 – Kristen Carreras moves to adjourn. Seconded by Anne-Laure Razat. (6-0). The motion passes.