

January 31, 2024

Trelawny Tenants Union

Re: 9 Powsland Street/Impermissible Rent Increases

Via Email to trelawnytenantsunion@gmail.com

To the Trelawny Tenants Union:

Please accept this letter memorializing our correspondence resolving the disputed rent levels at 9 Powsland Street, a building I purchased in August of 2022. Upon receipt of and in exchange for this letter, the Trelawny Tenants Union (TTU) will immediately ask that the Portland Rent Control Board hearing on February 6, 2024—scheduled in response to a complaint filed by the TTU regarding these matters—be postponed. Upon my documented execution of the agreed upon terms, TTU further agrees to fully withdraw their complaint.

In regard to the matter at hand, at the time I first registered 9 Powsland, I mistakenly registered the building as “2-4 unit owner occupied” and raised rents with inadequate notice on two units (units 1&2).

To that end, I, Timothy Fitzroy Joseph, owner of 9 Powsland Street, pledge to:

- By February 2, 2024, amend my current Long Term Rental Registration license with the City of Portland Housing Safety Office for 9 Powsland to:
 - 1) Remove the “2-4 unit owner occupied” exemption for the building.
 - 2) Set the November, 2023, rents for units 1 & 2 at \$1,500, and \$1,350 for unit 3.
- By February 2, 2024, re-issue a lease for the family in unit 2 to:
 - 3) Renew their lease at \$1,500 through May 1, 2024, and \$1,637 through December 31, 2024.
- By February 15, 2024, provide refunds/payments through Venmo amounting to:
 - 4) \$2,600 to the family in unit 2, Tom Lowell and Siobhan Whalen, for overpayment of rent from January 1, 2023 through January 31, 2024.
 - 5) \$2,200 to the family that used to live in Unit 1, Matt Lowell and Meredith Ripley, for overpayment of rent from January 1, 2023 through November 30, 2023.
 - 6) \$1,000 donation to the Trelawny Tenants Union to cover legal expenses for this matter, by Feb. 15, 2024. Link will be provided.

Both sides acknowledge that in unit three I increased the monthly rent to \$1,700 on December 9, 2023 reflecting a surcharge of \$350 in exchange for furnishing the unit, providing cleaning services, and paying all utilities. Should I cease providing those extra services, the unit's rent will revert to \$1,350 a month, plus any allowable automatic or rent board approved increases.

As stated above, in exchange for my signing this letter, TTU will immediately request (within 24 hours of receiving this signed copy) that the Portland Rent Control Board hearing scheduled for February 6, 2024, be tabled for at least three weeks, with the expectation that we will be able to satisfactorily address the issues which are the subject of this letter prior to the rescheduled hearing date. Upon providing evidence of the completion of these terms, TTU will formally withdraw their complaint to the RCB.

Thank you for your time and attention to this matter.

Sincerely,

Timothy F. Joseph

Handwritten signature of Timothy F. Joseph in cursive script.

for the Trelawny Tenants Union

2/1/24

Date