

MAINE STATE LEGISLATURE

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ONE HUNDRED AND EIGHTH LEGISLATURE

Legislative Document

No. 1199

H. P. 988

House of Representatives, March 23, 1977

Referred to the Committee on Judiciary. Sent up for concurrence and ordered printed.

EDWIN H. PERT, Clerk

Presented by Mrs. Berube of Lewiston.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SEVENTY-SEVEN

**AN ACT to Clarify and Modify Causes for 7-Day Notice of Termination of
Tenancy at Will.**

Be it enacted by the People of the State of Maine, as follows:

14 MRSA § 6002, sub-§ 1, as enacted by PL 1971, c. 322, § 3, is amended to read:

1. Causes for 7-day notice of termination of tenancy. Notwithstanding any other provisions of this chapter, in the event that the landlord can show, by affirmative proof, that the tenant, the tenant's family or invitee of the tenant has caused intentional ~~and~~ or substantial damage to the demised premises, has caused or permitted a nuisance within said premises, or has violated or permitted a violation of the law regarding said tenancy, or when the tenant is ~~30~~ 14 days or more in arrears in payment of his rent, the tenancy may be terminated by the landlord by 7 days' notice in writing for that purpose given to the tenant.

STATEMENT OF FACT

The purpose of this bill is to permit the landlord to give a 7-day notice of termination of a tenancy at will where the tenant, tenant's family, or invitee of the tenant cause either intentional damage or substantial damage to the leased premises. This bill also permits such notice to be given if the tenant is 14 days in arrears in payment of his rent.