

MAINE STATE LEGISLATURE

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FIRST REGULAR SESSION

ONE HUNDRED AND TENTH LEGISLATURE

Legislative Document

No. 856

H. P. 724

House of Representatives, February 13, 1981

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

EDWIN H. PERT, Clerk

Presented by Representative Berube of Lewiston.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED AND EIGHTY-ONE

AN ACT Concerning Causes for 7-day Notices of Termination of Tenancy.

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

14 MRSA § 6002, sub-§ 1, first sentence, as amended by PL 1979, c. 232, is further amended to read:

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 an invitee of the tenant has caused substantial damage to the demised premises which the tenant has not repaired or caused to be repaired before the giving of the notice provided in this subsection, has caused or permitted a nuisance within ~~said~~ **the premises, has permitted or caused the dwelling unit to become unfit for human habitation**, or has violated or permitted a violation of the law regarding ~~said~~ **the tenancy**, or when the tenant is 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, and in the event that the landlord or his agent ~~have~~ **has** made at least 3 good faith efforts to serve the tenant, that service may be accomplished by leaving the notice at the tenant's last and usual place of abode.

STATEMENT OF FACT

The purpose of this bill is to amend the law dealing with causes for 7-day notice of termination of tenancy in order to add as a permissible cause the fact that the tenant has permitted or caused the dwelling to become unfit for human habitation.