

MAINE STATE LEGISLATURE

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1 FIRST REGULAR SESSION
2

3 ONE HUNDRED AND TWELFTH LEGISLATURE
4

5 Legislative Document

No. 562

7 H.P. 409

House of Representatives, February 14, 1985

8 Reference to the Committee on Judiciary suggested and ordered printed.

9 EDWIN H. PERT, Clerk

10 Presented by Representative Connolly of Portland.

Cosponsored by Senator Gauvreau of Androscoggin.

11
12 STATE OF MAINE
13

14 IN THE YEAR OF OUR LORD
15 NINETEEN HUNDRED AND EIGHTY-FIVE
16

17 AN ACT Relating to Forcible Entry and
18 Detainer Actions.
19

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

22 14 MRSA §6002, first ¶, as amended by PL 1971, c.
23 544, §§46-A, 47, is further amended to read:

24 Tenancies at will must be terminated by either
25 party by 30 days' notice, by the landlord for good
26 cause stated in that notice, except as provided in
27 subsection 1, in writing for that purpose given to
28 the other party, and not otherwise, excepting cases
29 where the tenant, if liable to pay rent, shall not be
30 in arrears at the expiration of the notice, in which
31 case the 30 days' notice shall be made to expire upon
32 a rent day, provided that either party may waive in
33 writing said 30 days' notice at the time said notice
34 is given, and at no other time prior to the giving of
35 such notice. Such termination shall not be affected
36 by the receipt of moneys, whether previously owed or

1 for current use and occupation, until the date a writ
2 of possession is issued against the tenant during the
3 period of actual occupancy after receipt of said no-
4 tice. When the tenancy is terminated, the tenant is
5 liable to the process of forcible entry and detainer
6 without further notice and without proof of any rela-
7 tion of landlord and tenant unless he has paid, after
8 service of the notice, rent that accrued after the
9 termination of the tenancy. These provisions apply to
10 tenancies of buildings erected on land of another
11 party. Termination of the tenancy shall be deemed to
12 occur at the expiration of the time fixed in the no-
13 tice.

14 STATEMENT OF FACT

15 This bill requires that evictions of residential
16 tenants may be brought only for good cause.

17 1384012385