

# MAINE STATE LEGISLATURE

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R.S.

L.D. 164

DATE: 5/2/95

(Filing No. H-183 )

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STATE OF MAINE  
HOUSE OF REPRESENTATIVES  
117TH LEGISLATURE  
FIRST REGULAR SESSION

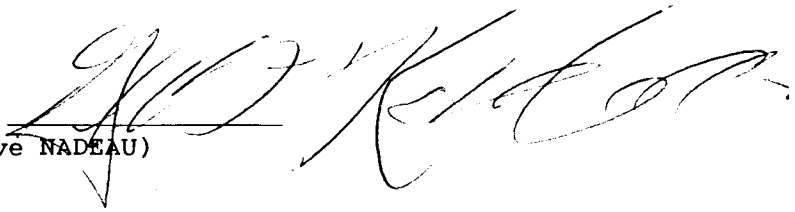
HOUSE AMENDMENT "B" to COMMITTEE AMENDMENT "A" to S.P. 76, L.D. 164, Bill, "An Act to Reduce the Number of Days a Tenant May Be in Arrears for Rent Payments"

Amend the amendment in section 1 in that part designated "**\$6002.**" by striking out all of subsection 2 (page 2, lines 39 to 50 and page 3, lines 1 to 10 in amendment) and inserting in its place the following:

'2. **Ground for termination notice.** Any A notice of termination issued pursuant to subsection 1 must indicate the specific ground claimed for issuing the notice. If a ground claimed is rent arrearage of 14 7 days or more, the notice must also include a statement indicating the amount of the rent that is 14 7 days or more in arrears as of the date of the notice and ~~that--the--tenant--can--negate--the--effect--of--the--notice--of--termination--as--it--applies--to--rent--arrearage--if--the--tenant--pays--the--full--amount--of--rent--arrearage--before--the--expiration--of--the--notice.~~ A termination notice issued on the ground of rent arrearage must also state the following: "If you pay the rent due (amount) before (date), you may ignore this notice." For all residential tenancies, a termination notice issued on the ground of rent arrearage must also state: "You can stop the eviction process at any time before the court issues a writ of possession on behalf of the landlord by paying all the rent due at that time and all court fees related to the eviction paid by the landlord." If the notice states an incorrect rent arrearage the notice can not be held invalid if the landlord can show the error was unintentional.'

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4  
STATEMENT OF FACT

6 This amendment replaces the language prescribed by the  
8 Committee Amendment that must appear in the termination notice  
10 issued to a tenant. The intent of the notice remains the same  
12 but the notice is written at a lower reading level.

14 SPONSORED BY:   
16 (Representative NADEAU)

TOWN: Saco