

# MAINE STATE LEGISLATURE

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# 117th MAINE LEGISLATURE

## FIRST REGULAR SESSION-1995

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Legislative Document

No. 164

S.P. 76

In Senate, January 20, 1995

**An Act to Reduce the Number of Days a Tenant May Be in Arrears for  
Rent Payments.**

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Reference to the Committee on Legal and Veterans Affairs suggested and ordered printed.

A handwritten signature in cursive script that reads "May M. Ross".

MAY M. ROSS  
Secretary of the Senate

Presented by Senator CLEVELAND of Androscoggin.

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

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3           **Sec. 1. 14 MRSA §6002, sub-§1,** amended by PL 1983, c. 398, is  
4 further amended to read:

6           **1. Causes for 7-day notice of termination of tenancy.**  
7 Notwithstanding any other provisions of this chapter, in the  
8 event that the landlord can show, by affirmative proof, that the  
9 tenant, the tenant's family or an invitee of the tenant has  
10 caused substantial damage to the demised premises ~~which that~~ the  
11 tenant has not repaired or caused to be repaired before the  
12 giving of the notice provided in this subsection, has caused or  
13 permitted a nuisance within the premises, has caused or permitted  
14 an invitee to cause the dwelling unit to become unfit for human  
15 habitation or has violated or permitted a violation of the law  
16 regarding the tenancy, or when the tenant is ~~14~~ 7 days or more in  
17 arrears in payment of ~~his~~ rent, the tenancy may be terminated by  
18 the landlord by 7 days' notice in writing for that purpose given  
19 to the tenant, and, in the event that the landlord or ~~his~~ the  
20 landlord's agent has made at least 3 good faith efforts to serve  
21 the tenant, that service may be accomplished by both mailing the  
22 notice by first class mail to the tenant's last known address and  
23 by leaving the notice at the tenant's last and usual place of  
24 abode. If a tenant, who is ~~14~~ 7 days or more in arrears in  
25 payment of ~~his~~ rent, pays the full amount of rent due before the  
26 expiration of the 7-days' notice in writing, that notice ~~shall-be~~  
27 is void. Payment or written assurance of payment through the  
28 general assistance program, as authorized by the State or a  
29 municipality pursuant to Title 22, chapter ~~1251~~ 1161, ~~shall-be~~  
30 given has the same effect as payment in cash.

32           **Sec. 2. 14 MRSA §6002, sub-§2,** as amended by PL 1993, c. 211,  
33 §2, is further amended to read:

34           **2. Ground for termination notice.** Any notice of termination  
35 issued pursuant to subsection 1 must indicate the specific ground  
36 claimed for issuing the notice. If a ground claimed is rent  
37 arrearage of ~~14~~ 7 days or more, the notice must also include a  
38 statement indicating the amount of the rent that is ~~14~~ 7 days or  
39 more in arrears as of the date of the notice and that the tenant  
40 can negate the effect of the notice of termination as it applies  
41 to rent arrearage if the tenant pays the full amount of rent  
42 arrearage before the expiration of the notice. If the notice  
43 states an incorrect rent arrearage the notice ~~can~~ may not be held  
44 invalid if the landlord can show the error was unintentional.  
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## STATEMENT OF FACT

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This bill reduces from 14 days to 7 days the length of time a tenant may be in arrears of a rent payment before a notice to quit may be served.