

MAINE STATE LEGISLATURE

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117th MAINE LEGISLATURE

FIRST REGULAR SESSION-1995

Legislative Document

No. 920

H.P. 669

House of Representatives, March 21, 1995

**An Act to Ensure That Landlords and Tenants Are Aware of the Right to
a Court Hearing.**

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

A handwritten signature in black ink that reads "Joseph W. Mayo".

JOSEPH W. MAYO, Clerk

Presented by Representative ADAMS of Portland.

Cosponsored by Representatives: AHEARNE of Madawaska, BERRY of Livermore, BRENNAN of Portland, CHARTRAND of Rockland, DAVIDSON of Brunswick, DORE of Auburn, ETNIER of Harpswell, FITZPATRICK of Durham, GREEN of Monmouth, HATCH of Skowhegan, JONES of Bar Harbor, RICHARDSON of Portland, SHIAH of Bowdoinham, STEVENS of Orono, TOWNSEND of Portland, VOLENIK of Sedgwick, Senators: CLEVELAND of Androscoggin, MICHAUD of Penobscot.

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

2 **Sec. 1. 14 MRSA §6001, sub-§2,** as amended by PL 1985, c. 638,
4 §4, is further amended to read:

6 **2. Persons who may not maintain process.** The process of
8 forcible entry and detainer may not be maintained against a
10 tenant by a 3rd party lessee, grantee, assignee or donee of the
12 tenant's premises, unless a tenant at will has received notice of
14 termination in accordance with section 6002 by either the grantor
16 or the grantee of the conveyance.

18 The process of forcible entry and detainer may not be maintained
20 against a person for any tenancy requiring a notice of
22 termination of tenancy, including tenancies at will terminated
24 pursuant to section 6002, if the notice of termination does not
26 include the following statement: "After this notice expires, you
28 may be summonsed to court in an eviction action. You have a
 right to a court hearing and you may present any defenses you may
 have to the eviction at that hearing."

STATEMENT OF FACT

 This bill requires that tenants be informed on any notice
intended to terminate a tenancy that they may be summonsed to a
court eviction hearing where they will have the right to present
any defenses.