

# MAINE STATE LEGISLATURE

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LAWS  
OF THE  
STATE OF MAINE

AS PASSED BY THE

ONE HUNDRED AND NINTH LEGISLATURE

FIRST REGULAR SESSION

January 3, 1979 to June 15, 1979

PUBLISHED BY THE DIRECTOR OF LEGISLATIVE RESEARCH IN ACCORDANCE WITH MAINE REVISED STATUTES ANNOTATED, TITLE 3, SECTION 164, SUBSECTION 6.

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Kennebec Journal  
Augusta, Maine  
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## CHAPTER 231

H. P. 599 — L. D. 743

### AN ACT to Provide for Dismissal of Frivolous Title Claims to Personal Property in Forcible Detainer Actions.

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

14 MRSA § 6012, as enacted by PL 1973, c. 428, is amended by adding at the end a new paragraph to read:

The plaintiff may make a written allegation that the defendant's claim of title is frivolous and intended for delay and the judge shall then examine the case so far as to ascertain the truth of the allegation and if satisfied of the truth thereof, he shall proceed to try the cause, but this shall not prevent an appeal as provided in this section.

Effective September 14, 1979

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## CHAPTER 232

H. P. 466 — L. D. 586

### AN ACT Concerning Causes for a Seven-day Notice of Termination of Tenancy.

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

14 MRSA § 6002, sub-§ 1, as amended by PL 1977, c. 441, is further amended to read:

1. **Causes for 7-day notice of termination of tenancy.** 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 premises, or has violated or permitted a violation of the law regarding said 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 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.** If a tenant, who is 14 days or more in arrears in payment of his rent, pays the full amount of rent due before the expiration of the 7-days' notice in writing, that notice shall be void.

Effective September 14, 1979