SEVEN-DAY NOTICE TO QUIT — UNPAID RENT

14 M.R.S. section 6002(1)(C), (2)(A)

Notice date:

To tenant(s):

Rental:

Rent at least seven days late:

Notice expires / pay by:

The ground for this notice is that you are seven days or more in arrears in paying rent. Your tenancy at will is terminated at the end of the expiry date stated above unless you pay the rent due before this notice expires. You have the right to contest this termination in court. This notice is not a court order to leave your home.

If you pay the amount of rent due as of the date of this notice before this notice expires, then this notice as it applies to rent arrearage is void. After this notice expires, if you pay all rental arrears, all rent due as of the date of payment and any filing fees and service of process fees actually paid by the landlord before the writ of possession issues at the completion of the eviction process, then your tenancy will be reinstated.

The attached rent statement is incorporated into this notice. No fees or other charges are demanded. The court information sheet CV-256 accompanies this notice as required by 14 M.R.S. section 6001(7).

Payment instructions:

Landlord:

Landlord mailing address:

Signature:

RENT STATEMENT

Attachment to Maine seven-day notice to quit

14 M.R.S. section 6002(1)(C) and (2)(A)

Notice date: _____ Notice expires: _____

Tenant(s): _____

Rental premises: _____

_____

Landlord: _____

Rent due date	Rent charged	Unpaid rent
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

TOTAL RENT AT LEAST SEVEN DAYS OVERDUE: $_____

The amounts listed are rent at least seven days in arrears on the notice date. No fees or other charges are demanded. This statement is incorporated into the accompanying notice and is subject to the cure and reinstatement rights stated there.

Landlord phone: _____

MAINE JUDICIAL BRANCH

RESIDENTIAL FORCIBLE ENTRY AND DETAINER (EVICTION)
INFORMATION SHEET AND MEDIATION REQUEST

You have been served with an eviction notice **OR** an eviction complaint and summons with your scheduled court date and time. Here is some important information that may help you.

PLEASE NOTE: If you do not appear in court on the date your case is scheduled, you will likely have to move out of your home.

HELP AND INFORMATION:

Legal Help – You might be able to get free help from an attorney:

- Pine Tree Legal Assistance (PTLA) is free for low-income tenants.
  Hotline hours are Monday 12:00 – 2:30, Tuesday and Thursday 9:00 – 11:30. Call 207-774-8211.
- Legal Services for Maine Elders – is free for those 60 and older: Call 1-800-750-5353.

Information - Find out more!

- PTLA's website provides information about the eviction process in Maine. Visit ptla.org/fed to learn more.

NOTICE TO QUIT OR NOTICE TO TERMINATE

The "notice to quit" or "notice to terminate" is generally the first step a landlord must take to start the eviction process against you. The notice gives you a deadline to move out or correct the issue with your landlord. Once the deadline to move out or correct the issue passes, your landlord may file an eviction case (called a "Forcible Entry and Detainer" case) against you. You will be served with a complaint and summons that tells you when you must appear in court. It is important to get legal help. If you can't afford an attorney, you may call PTLA or Legal Services for the Elderly. Their phone numbers are above. You may be eligible for free legal help.

COURT HEARING DATE

- **Go to Court: If you have been given a court summons, you must attend your court hearing on the date listed on the summons.** The summons says when to go to court for your hearing, and if the hearing will be by video or phone, how to join. If the summons does not say that it is being held by video/phone, you are expected to appear in person. If you do not attend your hearing, **you may be evicted.**
- **Mediation: You can ask for mediation.** Mediation gives you the chance to settle your case without having a hearing before a judge. You can ask for mediation before the hearing date by using the Request for Mediation Form (see below). Complete the information and file it with the court where your case is pending. You can also tell the judge that you would like mediation at the court. Alternatively, the judge might order your case to mediation.
- **Hearing:** If your case does not settle in mediation, the judge will hold a hearing to listen to both sides and decide what will happen.

ADA Notice: The Maine Judicial Branch complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation, contact the Court Access Coordinator, accessibility@courts.maine.gov, or a court clerk.
Language Services: For language assistance and interpreters, contact a court clerk or interpreters@courts.maine.gov

- **Representation**: If you do not have an attorney, some courthouses, but not all, will have volunteer attorneys available to talk to you on the day of your hearing. Call the courthouse where your hearing is scheduled to see if one of the volunteer attorneys will be available. The court's phone number is listed on the summons you received.

MEDIATION

What is mediation?
In mediation, a neutral person approved by the court tries to help the parties come to an agreement. This person is called a mediator and is trained to help parties explore solutions without taking sides.

Options for agreement: Some of the options could include: a payment plan for back rent to keep a tenant in the home, setting a move-out date, a plan for repairs, a reasonable accommodation for a disability, or another solution that the tenant and landlord both agree to. Mediation is usually held in person but can be held remotely by video or phone.

Who will be there?
The mediator, **you**, your attorney if you have one, the landlord and the landlord's attorney if they have one. Others might also be present for support.

How to ask for mediation:
If you would like to mediate your case: 1) send or bring the Request for Mediation form below to the court; 2) write a letter to the court; or 3) ask for mediation at court when you go on the hearing date.

Questions? Contact the court at the number listed on the summons.

REQUEST FOR MEDIATION

☐ I would like mediation in my case.

I am (*select one*) ☐ the defendant (tenant) ☐ the plaintiff (landlord).

My Name is (*please print*): _____

My cell phone number is: _____

My email address is: _____

The name of the other party listed on the summons and complaint is: _____

To the best of my knowledge, the other party's cell phone number is: _____

To the best of my knowledge, the other party's email address is: _____

The address of rental property is: _____

Date (*mm/dd/yyyy*): _____ ▶ _____
Signature

Personal information in this form will be used only for court purposes and will not be shared with the public.

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PERSONAL DELIVERY OF NOTICE TO QUIT

Wilton, Maine | 14 M.R.S. sections 6002 and 6001(7)

I, _____, state that I personally handed the notice to quit identified below, its rent statement and both pages of the court information sheet CV-256 to the adult tenant identified in this record.

Notice date: _____ Expiry date in notice: _____

Rental premises: _____
_____

Tenant(s) named in notice: _____

Adult tenant personally receiving the documents: _____
_____

Actual delivery date: _____ Time: _____

Place of personal delivery: _____

Number of pages delivered, including both CV-256 pages: _____

Facts identifying the recipient and delivery:
_____
_____

Signature of person who delivered: _____

Printed name: _____

Date this record was signed: _____

Contact address: _____
_____

Phone: _____