

NOTICE TO TERMINATE TENANCY AT WILL

TO:

Re: Termination of Tenancy at Will at:

Dear _____ and all other Occupants:

Please take notice that your tenancy and right to occupy the _____ which you have been occupying at _____ - Maine is TERMINATED as of MIDNIGHT 30 days from the date on which you receive this Notice. Please make arrangements for you and all other occupants to have vacated the premises by that date, including removal of your personal property.

This notice is given in accordance with the 30 day notice provision of 14 M.R.S.A. § 6002

In the event you have not vacated the premises by the required date, an action to evict you will be commenced ultimately including, if necessary, having the Sheriff's or local Police Department escort you from the premises. You would have the right to contest this action in Court.

Sincerely,

_____,
Landlord

PROOF OF SERVICE

County of Lincoln, ss.

I hereby certify, on ____ (date):

☐ I served in hand to [tenant] _____ (name),
above named, the original notice and the Judicial Branch information sheet, (CV-256) of
which the above is a true copy.

☐ I served in hand to _____ (name),
a person of suitable age and discretion who was then residing at the above named
residence, the original notice and the Judicial Branch information sheet, of which the
above is a true copy.

☐ I served in hand to _____ (name),
who is authorized to receive service for the above named, the original notice, and the
Judicial Branch information sheet, of which the above is a true copy.

or

☐ I made three (3) good faith attempts at personal service at:
_____ : _____ a.m./p.m., on _____ / _____ / _____,
at _____ : _____ a.m./p.m., on _____ / _____ / _____,
and at _____ : _____ a.m./p.m., on _____ / _____ / _____.

Then, at the time of the third attempt, left one copy of notice and the Judicial Branch
information sheet at the residence , and sent another copy by first class mail.

Date: _____

Signature: _____

Printed Name

MAINE JUDICIAL BRANCH

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

- You have been served with an eviction complaint and a summons with your court date.
- If you do not attend court on the date your case is scheduled, you will likely have to move out of your home.

Help is available:

Help paying rent:

Contact MaineHousing at: www.mainehousing.org/covidrent or by calling 1-800-452-4668. You can apply online or through a Community Action Agency on the MaineHousing website. If you are eligible for help with rent, you may also be able to get help paying utility bills, getting housing counseling services, help to move, and other services to help you keep stable housing.

Legal Help to Prevent Eviction:

- Attorney Help - If you qualify, you might be able to get free legal help from Pine Tree Legal Assistance or Legal Services for the Elderly.
- Legal Services for the Elderly - Free for those 60 and older: Call 1-800-750-5353.
- Pine Tree Legal Assistance (PTLA) - Hotline hours are Monday 12:00 – 2:30, Tuesday and Thursday, 9:00 – 11:30. Call 207-774-8211.
- Information Sessions: PTLA holds free weekly eviction information sessions on Tuesdays at 9:00 am. Go to ptla.org/fed for phone or internet/video options to learn more about the eviction process in Maine.

Housing Counseling Help:

Housing counseling services are available from organizations at the following:

<https://apps.hud.gov/offices/hsg/sfh/hcc/hcs.cfm?webListAction=search&searchstate=ME>

Court Process:

- **You must attend your court hearing date on the summons.** The summons says when and how to appear in eviction court for a court hearing, and if it will be in person or by video or phone. If you do not attend your hearing date you may be evicted.
- **You can ask for mediation. Mediation can help to settle your case.** The judge might order your case to mediation before hearing the case. To ask for mediation, you must use the Request for Mediation Form.
- **Questions:** If you have questions please contact the court at the number on the summons.

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

MAINE JUDICIAL BRANCH

Mediation in Eviction Cases:

Either party may ask for mediation, or a judge may refer the case to mediation.

What is mediation?

In mediation, a 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. Some options for agreement are: a plan for rent payment to keep a tenant in the rented home, setting a move-out date, or some other solution that the tenant and landlord both agree to. Mediation is held on Zoom by video or phone, or in person.

Who will be there?

The mediator, **you**, your lawyer if you have one, **the other party** and the other party's lawyer if they have one. Others might also be present for support.

How to ask for mediation:

If you would like to mediate your case, send or bring the Request for Mediation form below to the court.

REQUEST FOR MEDIATION

☐ I would like mediation in my case.

I am ☐ the defendant (tenant). ☐ the plaintiff (landlord).

My Name is (please print): _____

Cell phone: _____

My email address is: _____

Name of the other party listed on the summons and complaint: _____

Address of rental property: _____

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: _____

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

Date (mm/dd/yyyy): _____



Signature

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