

MAINE JUDICIAL BRANCH

INSTRUCTIONS FOR FILING A RESIDENTIAL FORCIBLE ENTRY AND DETAINER (EVICTION) CASE

- 1) In most cases, to evict a tenant from your property, you must first serve the tenant with a written notice of the reason(s) for the eviction, called a Notice to Quit. A Notice to Quit may be written by a lawyer, by you, or you may buy a blank notice from an office supply store. If a notice is required, it must be given to the tenant(s) personally by you, or you may go to the Sheriff's Department and arrange to have the tenant(s) served by a deputy. You will be charged by the Sheriff's Department for service. There are other ways to provide notice, and information on strict notice, timing and language requirements. For more information see Title 14 of the Maine Revised Statutes, §§ 6001-6016, or hire a lawyer.
- 2) Complete a Residential Complaint for Forcible Entry and Detainer (form CV-007). Forms can be found on the Judicial Branch website here: www.courts.maine.gov/forms. You are the Plaintiff, and your tenant is the Defendant. If there are multiple tenants on the lease, you must name **all** tenants as defendants on the complaint and serve each defendant. If there are multiple occupants, name your tenant(s) and add the words "all other occupants" as defendants. Once you complete the complaint, date and sign it. Make sure that you make copies of this and all other legal documents for your records. Please note: there is not a court form for a Complaint for Forcible Entry and Detainer for a non-residential lease/property.
- 3) For residential evictions, obtain a Residential Forcible Entry and Detainer (Eviction) Information Sheet and Mediation Request (form CV-256) from the clerk or from the Judicial Branch website: www.courts.maine.gov/forms.
- 4) Obtain a Forcible Entry and Detainer Summons (form CV-034) from the clerk for each tenant. You will be charged for each summons. When filling out the summons, make sure that you fill in the description of your property, with the street address and apartment or house number.
- 5) Ask the clerk in the court where the hearing will take place for the dates of the next Forcible Entry and Detainer hearings. You will need to choose a date to complete the Forcible Entry and Detainer Summons. If the clerk indicates that the hearing will be held remotely, this information must be notated on the summons. Remember that you must have the summons served on the Defendant at least seven (7) days before the date of the hearing.
- 6) Take a copy of your complaint, a copy and the original of the summons, and the Residential Forcible Entry and Detainer (Eviction) Information Sheet and Mediation Request (CV-256) to the sheriff's department for service. Please write "Copy for Service" on any copies that are to be served on your tenant(s) (the defendant(s)). Please remember: each tenant must be served with a summons individually. You may not list multiple tenants on one summons. The sheriff's department will charge you for serving each summons. After the service is completed, the sheriff's department will return the original summons, as well as a return of service that has been filled out by a deputy to you.
- 7) File the Notice to Quit (if required); the original summons; the original complaint; and the return of service with the clerk to initiate the case at least one (1) business day before the hearing. This means that if the hearing is held on a Wednesday, the action must be filed by Tuesday. Saturdays, Sundays and legal holidays do not count as business days. You will be charged a filing fee by the clerk's office. If you do not file your Forcible Entry and Detainer Action at least one (1) day before the hearing date, the action will be dismissed and you will have to start over.

IF YOU HAVE ANY OTHER QUESTIONS, PLEASE CONTACT AN ATTORNEY.

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.

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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) - Free for low income tenants:
Hotline hours are Monday 12:00 – 2:30, Tuesday, Thursday, Friday 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.

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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

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REQUEST FOR MEDIATION

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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

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Plaintiff
V.

DISTRICT COURT
Location (Town): _____
Docket No.: _____

Defendant(s)
 and All Other Occupants

COMPLAINT FOR RESIDENTIAL FORCIBLE ENTRY AND DETAINER

M.R. Civ. P. 80D

NOW COMES the Plaintiff _____ and states as follows:

1. The plaintiff is the owner of the premises located at _____, Maine;
2. That defendant(s) is/are currently a residential tenant at said premises.
3. That defendant(s) is/are more than _____ months in arrears of payment of rent;
 That defendant(s) has/have breached certain terms and conditions of the lease.
4. That defendant(s) was/were served with a Notice to Quit, pursuant to 14 M.R.S. § 6002, on (mm/dd/yyyy) _____, which required the defendant(s) to quit and deliver the premises on or before (mm/dd/yyyy) _____. The defendant(s) has/have unlawfully refused to quit the premises and still refuses to quit the premises.
5. The Notice to Quit is attached to this complaint.

WHEREFORE, Plaintiff demands Judgment for possession of said premises and for its costs and that this Court issue a Writ of Possession directing the Sheriff to cause Plaintiff to have possession of the premises located at _____, Maine.

Date (mm/dd/yyyy): _____



(Attorney for) Plaintiff

Printed Name

Bar Number (if applicable)

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Plaintiff Attorney: _____
Mailing Address: _____

Telephone (Office): _____
Email: _____

Plaintiff: _____
Mailing Address: _____

Telephone (Cell): _____
Email: _____

Defendant Attorney: _____
Mailing Address: _____

Telephone (Office): _____
Email: _____

Defendant: _____
Mailing Address: _____

Telephone (Cell): _____
Email : _____

Defendant Attorney: _____
Mailing Address: _____

Telephone (Office): _____
Email: _____

Defendant: _____
Mailing Address: _____

Telephone (Cell): _____
Email : _____

Please note: If you have given your cell phone number, you might receive a text to ask if you would like to get a text reminder of scheduled court events. If your case goes to mediation, your email address will help the mediator contact you.

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