**7‑DAY NOTICE OF TERMINATION OF TENANCY**

To: **XX** and All Other Occupants

 This is to notify and require you to quit and deliver up to XX, seven days from the date that this notice is served upon you, possession of **XX** belonging toXX, because of your being 7 days or more in arrears in payment of rent. Specifically, you are in arrears in the amount of $**XX** for the month of XX 2023**.**

 **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.

 Payment by you of any amount less than the full amount due will be credited to the amount you owe, but will not negate this notice, nor shall acceptance of the payment constitute a waiver of the landlord’s right to continue termination of your tenancy.

**You have the right to contest this termination in Court.**

Dated: XX, 2023

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 xx

STATE OF MAINE

KENNEBEC COUNTY, SS.

RETURN OF SERVICE

On the \_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 2023, I made service of the within 7 Day Notice of Quit on **XX** and All other occupants of **XX Maine** by the following means:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Service to the above \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_in hand.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Service to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a person of suitable age and discretion who was then residing at Tenant’s usual residence, in hand.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Service by mailing the above notice by First Class mail to the Tenant’s last known address, and by leaving the above notice at the Tenant’s last and usual place of abode, after three (3) attempts, in good faith, to serve the tenant personally.

Dated this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2023

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Civil Deputy

 CV-265 Residential FED

 Sheet and Mediation Form

 Included in Service Packet