

UNDERSTANDING ACT 202 - KEY DATES AND POSTING SPECIFICS

The moratorium that prevented landlords from evicting tenants for non-payment of rent due to the August 2023 Maui wildfires will expire on September 17th, 2024.

Starting on September 18th, 2024, if a tenant is **four months or more behind on their rent**, their landlord may send a notice informing them that they will move forward with the eviction process if they do not pay rent or schedule a mediation session within fifteen days of the notice.

Notices will be phased depending on how behind the tenant is on rent.

When are notices sent out?

On September 18th, 2024,

landlords may send a notice to tenants who are **four or more months behind on rent.**

On October 18th, 2024,

landlords may send a notice to tenants who are **three months behind on rent.**

On December 18th, 2024,

landlords may send a notice to tenants who are **two months behind on rent.**

On February 17th, 2025,

landlords may send a notice to tenants who are **one month behind on rent.**

When do the fifteen days start?

If the notice is provided to the tenant by posting or hand delivery, the fifteen-day period begins the day of posting or delivery.

If the notice is provided to the tenant by mail, the fifteen-day period begins two days after the postmark date.

The notice must be provided to the tenant and be sent to Maui Mediation Services at

Email: landlordtenanthelp@mauimmediation.org

Telephone: (808)-344-4255

Fax: (808) 249-0905

Visit mauimmediation.org for further resources

