

UNDERSTANDING ACT 202 - LANDLORD RIGHTS & RESPONSIBILITIES

Effective September 18th 2024

WHAT YOU SHOULD KNOW

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

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

What is mediation?

- Mediation provides you with **the opportunity to negotiate a payment plan** with your tenant, help you agree on applying for rental assistance together, repay rent owed or for rent moving forward, or reach other agreements that will support your needs.
- Mediation is not part of the legal system and **there is no cost to participate**. It is safe and private, and you make your own decisions.

What steps do I need to take?

- On the same day that you present your tenant with the fifteen notice of non-payment, you must also immediately email Maui Mediation Services with the notice along with the tenant's contact info, including mailing address, phone number, and email address.
- Once the notice is received, you will get a reply email confirming receipt and asking for additional information.
- Maui Mediation Services will contact your tenant to schedule a mediation session within fifteen days of the date of the notice.

What should I expect?



LANDLORD writes fifteen-day notice



LANDLORD sends notice to **TENANT** and **Maui Mediation Services (MMS)**



TENANT schedules a mediation with **MMS**



Both parties meet in-person or remotely with a **MEDIATOR** from **MMS**

If an agreement is reached the mediator will put it in writing and the tenant and landlord do **not have to go to court.**



If an agreement is not reached the landlord can then move forward with the eviction process and the tenant and landlord **will have to go to court**

Contact

landlordtenanthelp@mauimediation.org

(808)-344-4255

visit www.mauimediation.org

or scan here for further resources.

