

# UNDERSTANDING ACT 202 - TENANT RIGHTS & RESPONSIBILITIES

Effective September 18th 2024

## WHAT YOU SHOULD KNOW

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

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

Your landlord cannot evict you without sending a valid fifteen-day notice to you and Maui Mediation Services. If you schedule mediation within fifteen days of the notice, your landlord cannot evict you without doing mediation first.

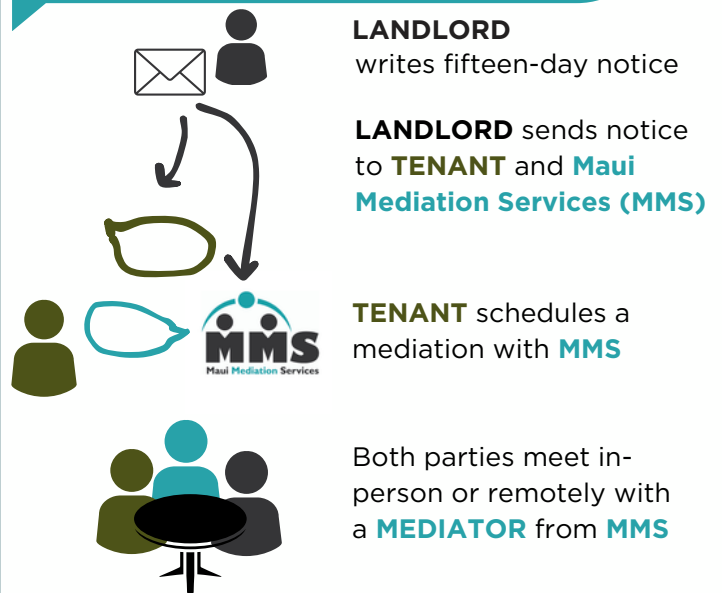
## What is mediation?

- Mediation provides you with **the opportunity to negotiate a payment plan** with your landlord, 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?

- If your landlord submits a valid fifteen-day notice, Maui Mediation Services will contact you within fifteen days of the notice to schedule a mediation.
- Respond to Maui Mediation Services quickly to schedule a mediation, and call or email if you have any questions.
- **If you schedule but then cancel a mediation, or if you do not appear at the scheduled mediation, the landlord may immediately file to evict you.**

## What should I expect?



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](mailto:landlordtenanthelp@mauimediation.org)

(808)-344-4255

visit [www.mauimediation.org](http://www.mauimediation.org)

or scan here for further resources.

