

**MARCH  
2017  
NEWSLETTER**

smlamaine.com

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**SOUTHERN MAINE  
LANDLORD ASSOCIATION**

**Recap of SMLA's Meeting  
February 21, 2017**

**K**evin Leonard, Lead Paint Risk Assessor of Community Concepts, informed members of the State blood level drop from 20 to 5 and how that's affecting landlords. This time last year there were only 12 child poison cases. Whereas this year there are over 120!

The fine of \$500 per unit, per day is proactive from the day the lead was found. However if the landlord is cooperative the fine will be less. The goal is to ensure the job will be done and is not meant to be punitive! The lead found could be minimal by just a cleaning or more, which would be found with a special tool.

If you have a pre 1978 building, landlords would benefit to test units first to minimize the cost! See Ronda Jones, next section for more details.

A few interesting facts are children who are "regular" never get lead poisoning, whereas children on a poor diet are more susceptible. Also know that varnish and poly floors can contain lead.

Keep your units in good shape! Be proactive in getting your units tested! It could save you thousands of dollars!!

Call Kevin Leonard, Lead Paint Risk Assessor at Community Concepts, 207-333-6443, also see page 7.

**R**onda Jones and Allison Citro-Cunningham from the City of Portland's Lead Safe Housing Program informed members that as of Sep-

tember 2016, a child is considered poisoned if their blood contains 5 or more micrograms of lead per deciliter. The new law also gave the Maine Center for Disease Control ability the authority to fine (\$500 per unit per day) property owners who do not comply with lead abatement orders.

Children become lead poisoned from lead dust exposure which is caused by deteriorating paint usually on windows, doors and stairs. Lead is particularly dangerous to children under age 6. Toddlers are especially at high risk due to their hand to mouth gestures. Even small amounts of lead dust exposure can cause learning disabilities, behavior problems, and hearing damage. The current recommendation is that all children should be screened for blood lead levels at age 1 and 2, and all results are reported to the Maine CDC. If a child's venous blood lead test result is  $\geq 5$  ug/dL, a full lead investigation of a child's home will be conducted by the State of Maine.

It is safe to assume lead paint is present in a pre-1978 building unless you know otherwise. A licensed lead inspector can help you assess your property at any time pre- or post-renovations. If you undertake work to remove lead hazards in your unit BEFORE a child tests high than you can hire any RRP certified contractor. This will save you money as they can test and clear the unit so you don't need a lead inspector. Find a list of RRP certified contractors here: [https://cfpub.epa.gov/flpp/pub/](https://cfpub.epa.gov/flpp/pub/index.cfm?do=main.firmSearch)

index.cfm?do=main.firmSearch. Using unit turnover to make sure units are lead-safe is another money-saving plan. Here are a few simple things you can do to make the most of this time: Inspect the unit for peeling and chipping paint as well as windows that stick. You can repair damaged paint surfaces yourself safely with a RRP certificate. Thoroughly clean the unit and pick up visible dust and chips. Using a HEPA vacuum will help too. Wet cleaning is the safest and you should pour cleaning water down the toilet. See page 6 for more...

If a child is found poisoned in a unit and an inspection discovers lead hazards, the Maine CDC will issue an abatement order to the owner. At this point the owner has two choices: Hire a lead abatement contractor who must be certified or apply for the Lead Safe Housing Program. A list of lead abatement contractors is available at <http://www.maine.gov/dept/rwm/lead/pdf/leadcontractorlisting.pdf>. No other contractor is allowed to do this work under Maine law or there could be fines and a criminal violation.

If your building was built before 1978, apply for the lead safe housing program, contact Colleen Hennessy at the City of Portland if you are in Cumberland County, or Maine Housing if you are outside Cumberland County.

HUD has a grant of \$1.5 million for 88 low income units (priority for children under 6 or child poisoned), which also includes insulation. Loan is based on the tenants' income.

**Continued on Page 3**

**April Stools Day & Community Cleanup**  
**April 22, 2017**  
**9:00 a.m. - Noon**

Hosted by Friends of the Eastern Promenade with support from Munjoy Hill Neighborhood Organization.

Join your community and help clean up the park and neighborhood of rubbish, refuse and doggie doo. Find one of the "golden turds" and win a gift certificate in the Golden Turdament!

If you'd like to come help clean up your neighborhood, please let us know!

SMLA participated in this event last year, April's newsletter will have more information. Or contact:

**Sam Sherry Esq.**  
**sam@fineattorney.com**

**RENTSHARE**  
**Collect rent effortlessly!**

Also at the February 21 SMLA meeting, was speaker Kris Lavallee of RENTSHARE.

RENTSHARE offers a FREE mobil app for tenants to pay rent. It makes it easy for a tenant to pay and streamlines the payment! And gives property managers a modern way to accept rent..

The app sends out the automatic payments AND reminders. Tenants can pay with any credit card or bank account. Mul-

tiple tenants can split rents and expenses, directly depositing into your account! A Big Plus!!

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Can also be used to invoice tenants for security deposits, late fees, etc.

Minimal processing fees are paid by the tenant.

Sign up today at: [RENTSHARE.COM](http://RENTSHARE.COM) or contact:

**Kris Lavallee**  
**VP of Business Development**  
**207-939-8030 or [klavallee@goeasypay.biz](mailto:klavallee@goeasypay.biz)**

**Clark Insurance Tips**

Bill Exley also spoke at the February 21 SMLA meeting.

He first asked members "who has **SNOW** on their roofs?" Of course we all do, but did you hire someone to shovel it off??? If you did, first you should ask for a "certificate of liability insurance" with the agency name who issues it. The certificate tells you what is covered. Make sure the DATE is in effect! And be sure you're the "certificate holder", then you'll know the policy hasn't lapsed. And get it from the agency NOT the contractor!

Ask to be an "additional insured", for plumbers, snow plows, lawn mowing, etc.

**LEAD** - Exley recommends "risk control"...take care of your properties! Abate

and encapsulate, follow the law and don't ignore the fact that you have lead surfaces!

Check your policy for the word "lead". Call your agent and/or company and ask if there is any limitation on coverage for lead poisoning liability claims. Only a few companies offer coverage with no exclusions.

Lead cases are expensive, be proactive before you have a child poisoned, which might put you in the "high risk pool" to be placed in the surplus lines for a few years!

**SERVICE ANIMALS** - Insurance companies handle these on a "case by case" basis. A lot depends on the breed. They also do not care that it's a service dog, it's a dog! They just might tell you to insure someplace else.

**MOLD** - Is not as big of an issue as it was 15 years ago. The biggest problem was that homes were built too tight.

**"BUILDING ORDINANCE COVERAGE"** - Make sure you have this!!! If half your building burns down and the other half is ok, but the city makes you tear down the ENTIRE building, your insurance will only pay for the damaged portion. That means your on the hook for demolition and debris removal too.

This is available thru the surplus lines. But it's a good idea to make sure you have this coverage! Check your policy today! Please call me with any questions!

**Bill Exley - Clark Insurance**  
**523-2263 or [wexley@clarkinsurance.com](mailto:wexley@clarkinsurance.com)**

Renting in a hot market may seem like a no brainer, but the truth is it's not. Finding and screening qualified tenants with a trusted rental history, that meet your requirements, takes time and care.

The **DOMAINE** rental team makes the entire process quick and effortless to help get your property rented in no time at all.

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[INFO@DOMAINE-REALESTATE.COM](mailto:INFO@DOMAINE-REALESTATE.COM)

[DOMAINE-REALESTATE.COM](http://DOMAINE-REALESTATE.COM)



**CHRIS LAVOIE**  
 LEAD AGENT/FOUNDER



**ETHAN MORTON**  
 BUYER/RENTAL AGENT



**MARCH  
2017  
NEWSLETTER**

**SMLA'S NEXT  
MEETING:**

**March 21st at:**

**The Italian  
Heritage Center  
40 Westland Ave.  
(Behind Shaw's,  
Outer Congress St.)  
Portland, Maine**

**Free Parking**

**Social Hour  
5:30 - 6:30 p.m.**

**Please do not arrive  
before 5:30 p.m.**

**Cash Bar**

**Buffet Menu**

Caesar Salad  
Roast Beef in au jus  
Chicken Marsala  
Rice Pilaf  
Oven Roasted Potato  
Maple Glazed Carrots  
Fresh Italian Bread  
Dessert  
Coffee/Tea

**Cost: \$30/pp, \$35 if not  
registered by 5 p.m. the  
Friday before meeting.**

# Southern Maine Landlord Association

**Continued from Page 1**

These programs offer forgivable loans of up to \$10,000 per unit if the unit is rented to low-income families for a period of 3 years. The building must be current on all taxes, water, sewer, rehab loans, etc. A lien is placed on the property. The loan is forgiven after 5 years unless building is sold, then a portion has to be paid back.

The City of Portland's Public Health Division is forming a capacity building committee to look at barriers to childhood lead poisoning prevention and to formulate solutions to these barriers.

They are hoping to get a variety of perspectives on these issues. If any landlords would like to be involved in this committee, please contact Allison at [acuningham@portlandmaine.gov](mailto:acuningham@portlandmaine.gov).

**Useful Contacts:** A licensed lead inspector can help you assess your property at any time pre-or post-renovation. A list can be found here: <http://www.maine.gov/dep/waste/lead/leadinspectors.html>  
Information on Maine CDC and lead screening - Allison Citro-Cunningham Cumberland County Lead Safe Housing Program – Colleen Hennessy at 207-874-8983, or at [www.portlandmaine.gov/1902/](http://www.portlandmaine.gov/1902/)  
Lead-Safe-Housing outside of Cumberland County, please contact Maine Housing at 207-626-4600.

**FREE RRP TRAINING!**

Contact Colleen Hennessy today! 207-874-8983.

**ML MONAGHAN LEAHY, LLP**

**KENNETH D. PIERCE  
ATTORNEY AT LAW**

95 EXCHANGE STREET  
P.O. BOX 7046  
PORTLAND, ME 04112-7046  
PHONE: 207-774-3906  
FAX: 207-774-3965

EMAIL: [kpierce@monaghanleahy.com](mailto:kpierce@monaghanleahy.com)

## Are you a landlord?

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Do they pay late? Break stuff? Constantly complain?  
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**Sam@FineAttorney.com**

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**\*\*\*REPRESENTING ONLY LANDLORDS\*\*\***



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**“They get to know us and the product that we offer.”**

*At Twin Pine Camps and the New England Outdoor Center, we run a variety of outdoor recreational activities, a restaurant, and lodging on the side of Millinocket Lake. We have our irons in a lot of different fires and one of the things I really enjoy about banking with Katahdin Trust is the enthusiasm with which they dig in and get to know us and the product that we offer.*

**Matt Polstein**  
 Owner, New England Outdoor Center | Millinocket, ME

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[www.KatahdinTrust.com](http://www.KatahdinTrust.com)

1-800-221-2542



**“Vital Ideas”  
 New Changes to Portland  
 Tenants Rules**

After all the hub-bub around rent control and extending the notice to quit from 30 to 90 days, last fall the Portland City Council finally adopted some mild and reasonable changes and additions to landlord tenant law. As an organization, we chose to support these changes as none fundamentally infringed on our rights or ability to be good landlords.

Below is a summary of the 4 items that passed. The first requires immediate action; the second is a change to existing law, which should be noted.

**1. Tenant Housing Rights** document must be signed by all tenants. This is a new document produced by the City of Portland. At the time of the annual registration, landlords will certify that they have provided the document. *Landlords should have this document signed by all*

*current tenants as soon as reasonably possible and signed by all new tenants. The document, while not perfect, is a fair summary of landlord tenant law and provides a good checklist of the other required forms. **Form is on SMLA's website.***

- 2. Notice of rent increase** is now 75 days in the City of Portland. The State law is 45.
- 3. Discrimination prohibited** in the sale or rental of housing for the protected classes and tenants receiving public assistance programs. *This is a repeat of the state law and adds nothing new.*
- 4. Rental Housing Advisory Committee** will be established by the City. It will be comprised of 7 members: 3 tenant reps, 3 landlord reps and 1 at-large resident who is neither. The stated purpose is to provide market data to the Housing Committee, report on the state of the housing market, and provide recommendations for improvements, modifications,

or changes to the City's ordinances or policies.

Note: the notice to quit for tenants DID NOT CHANGE – it is still 30 days for tenants at will per state law.

Also, I suspect many landlords will be called out by tenants for not completing the 2014 State-mandated radon testing requirements. If you have not tested your rental for radon, please consult the multi-family protocol and get it done immediately.

The above is only a summary. I strongly recommend that all Portland landlords review the city changes at:

<http://www.portlandmaine.gov/DocumentCenter/Home/View/14650>

The link is posted on the SMLA website.



**Brit Vitalius**  
 President SMLA  
 541-3755  
[brit@vitalius.com](mailto:brit@vitalius.com)

## MAOMA Legislation Update

**Landlords:** Both MAOMA and our Legislative Committee met February 28.

**Legislation of interest:** Our bill LD136 [adding to reasons for 7 day eviction] will be heard the end March. **LD198** [Protect Landlords from Lawsuits for Damages or Harm Caused by Assistance Animals] Our lobbyist Dan Bernier will testify on our behalf. **LD441** [Require EPA Lead Certified worker be on-site at all times while work is being done on Pre 1978 building] You should look this one up. Lots of discussions on problems this bill would cause. Hearing will be held March 7 in Augusta. Contact your State Representative and Senator. Several Landlords will attend. More would be helpful.

MAOMA is still your best way to be represented in Augusta. Members work on Legislative issues and share information on many subjects with others from around the state.

**Peter Flaherty - President MAOMA**  
Cell 207-841-2756 or  
[flahertypeter@comcast.net](mailto:flahertypeter@comcast.net)

## Get the Lead Out: Take Advantage of Unit Turnover

Using unit turnover to make sure units are lead-safe is not difficult. Here are a few more (continued from page 1) simple things you can do to make the most of this time.

Carefully repair all damaged paint surfaces and hazardous areas:

- Cover the work area with durable protective sheeting (plastic or poly) to prevent the spread of lead and make cleaning easier.
- Mist painted surfaces with water before sanding and scraping to avoid creating dust.
- Be sure to have an HEPA-filtered vacuum attachment when using sanders or grinders.
- Do not use open flame or high heat to remove paint.
- Cover painted floors with new flooring. Leaded paint can make lead dust, even if the paint looks good.

- Consider replacing windows that are in poor condition. This can remove a major source of lead dust and save energy.
- Plant grass and small shrubs, use crushed stone or spread mulch to cover bare soil.

For more information, contact the Maine Healthy Homes & Lead Poisoning Prevention Program at:

[www.maine.gov/healthyhomes](http://www.maine.gov/healthyhomes) or  
207-287-4311



**Congratulations to:**

**Marian Agazarian**

**Who won a \$25 gift card to Home Depot at the February 21st meeting!**



Contact Brit for more details  
[brit@vitalius.com](mailto:brit@vitalius.com) 207.541.3755  
[www.vitalius.com](http://www.vitalius.com)



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**SMLA**

**DISCLAIMER**

Please note all positions are voluntary and may not be legal professionals. Any interpretations of articles within this newsletter should be independently verified.

**“43 YEARS - SMLA PROMOTING RESPONSIBLE HOUSING MANAGEMENT AND OWNERSHIP”**

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**Lead \$**

Maine Housing and City of Portland has funds for lead abatement!  
 The poison level in Maine has dropped from 20, to a level of 5! DHS will have the power to fine owners \$500/day for those that choose to ignore them!  
 Anyone who sells a property that has a high level and does not inform the new owner will be fined as well.  
**For more information contact: Kevin Leonard, Community Concepts, 333-6443**

**Portland Lead \$**  
[www.portlandmaine.gov/1006/Loan-Programs](http://www.portlandmaine.gov/1006/Loan-Programs). Then, click: Portland Lead-Safe Housing Program.

**Go Smoke-Free**

Smoke-free policies saves landlords money and attract tenants!  
 Maine law requires property owners and managers to disclose, in writing, if and where smoking is allowed on their property!  
 Order your free signs (see below, others are available) and key chains at: **smoke-freeforme.com** or call **874-8774**.



**Forcible Entry & Detainer Dates**

**Portland:**  
 All at 9 a.m. in Court Room# 2

March 9 & 23  
 April 6 & 20  
 May 4 & 18  
 June 8

*(The above is subject to change. To verify dates, 822-4200, #3)*

**Biddeford:**  
 All at 8:30 a.m.

March 10 & 24

*(The above is subject to change. To verify dates, 283-1147, #5)*

**Have You Registered Your units?**

Per a new Portland Ordinance (Chapter 6, Article 5, Sec 6-151), All Rental Units in Portland, Maine must now be registered with the City of Portland and pay a fee by February 1, 2016. Failure to do so may result in a fine of \$100/day.  
 The office location is Housing Safety, Room 26, City Hall, 389 Congress Street, Portland, ME 04101. Phone is 207-756-8131. Registration deadline is January 1, 2016.  
 Office hours are 9-4 p.m., Monday to Friday. Their email address is: [housingsafey@portlandmaine.gov](mailto:housingsafey@portlandmaine.gov)

**Giroux Energy Oil**

**girouxenergy.com**  
 Giroux's offer to our members for oil, is daily rack + \$.10 on an auto-fill basis. This price was lower than the lowest cash price every day we checked last year!  
 With fixed prices impossible to pick and no attractive fixed-price offers, the Giroux offer is who SMLA is recommending.  
 To enroll, download the application from our website: **smlamaine.com**.  
 You can send the application in to us via fax, email, or drop off at my office:  
 Brit Vitalius  
 President SMLA  
 Fax: (207) 631-2054,  
 Email: [brit@vitalius.com](mailto:brit@vitalius.com)  
 Office: 306 Congress St, Suite 3, Portland

**Heating Season**

**ENDS MAY 15**

**Radon**

**March 1, 2014 was the deadline to have your units tested for radon!**  
 \$250 fine may be imposed!  
 Northeast Lab at: 999 Forest Ave., Portland is **STILL** offering SMLA members a deal on a box of (2 each) radon test canisters for \$30 from \$40.  
**873-7711**  
 Be sure to show them your membership card!

## NOTICES OF TERMINATION: REQUIREMENTS AND SERVICE

While the economy seems to be improving over the last couple of years, I continue to experience a very high volume of evictions. I am constantly at the Forcible Entry and Detainer (FED) eviction dockets throughout the State. While in Court, I frequently see pro se landlords that are unrepresented by counsel. I continue to witness many unrepresented landlords having their cases dismissed due to defective notices of termination brought to the respective judge's attention by attorneys from Pine Tree Legal Assistance. In addition, cases are dismissed due to improper service of notices. This month's article is to serve as a reminder concerning requirements of notices of termination and notices to quit.

In assisting my clients with evictions that they have already started in FED eviction cases or where they have served their own notices of termination, I still see a fair number of instances where the landlord or property manager only names one tenant that is on the lease or one of the tenants at will. If you have multiple tenants that are on the lease or are tenants at will, each tenant should be served with their own notice of termination/notice to quit. At a minimum, if you are only using one notice, you should list all of the tenants' names on the notice to quit along with the standard phrase "And All Other Occupants". All of the known tenants have to have their lease or tenancy terminated before you can successfully evict all tenants. By listing "And All Other Occupants", you are bringing within the eviction net any and all persons that may be residing there in an unauthorized capacity, not the named and authorized tenants.

There is a requirement that all notices of termination, whether for nonpayment, cause or no cause, must contain the following language: **"If a forcible entry and detainer eviction court action is commenced against you, you have the right to contest and defend the termination and eviction in court."** You should review all of the notices you utilize and make sure this statutorily required language is in your notices.

Another statutory requirement concerning tenant at will nonpayment notices is that certain specific statutory language is also required that gives the tenant the right to cure and reinstate their tenancy. If you do not have the exact language quoted from the statute (Title 14 M.R.S.A. § 6002), your case

will be dismissed due to the notice being defective. The required language is as follows:

**1. 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. 2. 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.**

If your tenant at will nonpayment notices of termination do not contain the above language they are insufficient. You should also specify the exact amount of rent that is owed and itemize the amount owed by month so that the tenant cannot raise a defense that they were not aware of the breakdown of rent. Please note that the above language is specific to tenancies at will governed by Title 14 M.R.S.A. § 6002.

The same statute governs the method of service of all tenant at will notices (whether for nonpayment, cause or no cause 30 day notices). A landlord must make 3 good faith attempts at service in hand (these attempts can be over a 1 to 2 day period). If, after the third good faith attempt, the landlord cannot serve the tenant in hand, the landlord can post the notice to the door or slide it under the door. When service is performed by posting (not in hand), the landlord must also mail a copy of the notice to the tenant. When mailing a copy to the tenant, go to the post office and mail it via regular first class mail with a certificate of mailing (not certified, return receipt requested).

When serving nonpayment notices of termination on tenants under a lease, Maine case law makes it clear that the lease must be terminated in accordance with the termination language contained in your lease. In other words, when drafting your lease nonpayment notice, you should mirror the termination language in the lease. For instance, if your lease provides that the lease may be terminated with a five (5) day notice, you should provide the tenant with a notice that provides for a five (5) day opportunity to cure. With a lease, when the notice expires without the tenant curing, you are not required to accept further payment from the tenant as the lease and tenancy are terminated. From the language quoted above in the tenant at will nonpayment notice, you should only have the

following language in the notice: "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." Do not include the language in number 2 above – better known as the right to cure/reinstate language. State law does not require the reinstatement language to be in notices of termination terminating a lease. If the tenant does not cure within the timeframe in the notice, the landlord does not have to accept any further payments and you can proceed to court and evict your tenant.

After the notice has been served and after it expires, you must name all tenants on your FED Summons and Complaint. A separate Summons must be prepared for each tenant and the Summons and Complaint should also list the phrase "And All Other Occupants". Accordingly, each tenant must be served with their own Summons and Complaint. You still file only one FED eviction action with the Court, but you name all of the tenants. You want to avoid the situation where you have a husband and wife occupied apartment and you name only one of the spouses. If you only obtain a judgment against one spouse, the other spouse cannot be evicted until they are properly served with a Summons and Complaint and you obtain a judgment against them. The properly evicted spouse could become the immediate guest of the spouse that was not named on the Summons and Complaint. The same is true for roommate situations.

If you have any questions regarding notices of termination and notices to quit, the eviction process or other legal questions, please feel free to contact David.

David P. Chamberlain is an attorney in Portland who only represents landlords, property owners and managers and Maine's housing industry.



**David P. Chamberlain Esq.**  
**Chamberlain Law**  
**PO Box 66, Portland, ME 04112**  
**(207) 775-0060.**

**Southern Maine  
Landlord Association  
(SMLA)**

306 Congress St.  
Portland, ME 04101  
1-207-541-3755

To Join: [smlamaine.com](http://smlamaine.com)

\$60/yr - emailed newsletter  
or  
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**Maine Apartment Owners  
and Managers Association  
(MAOMA)**

P.O. Box 282  
Bath, ME 04530

1-800-204-4311  
[maoma.org](http://maoma.org)

**MAOMA  
Representatives**

Carleton Winslow  
878-0901  
Jim Harmon & Priscilla Dunn

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## Upcoming SMLA Meetings

**March 21, 2017 - Mark Dion Esq.**, who served 21 years with Portland Police Dept. and 12 years as Elected Sheriff of Cumberland County. Now teaches criminal justice at Husson University. He will speak on policies involving medical marijuana, along with **Bill Exley** of Clark Insurance. And briefly **Bobby Marcroft** - Veteran Housing Services.

**April 18, 2017 - Ken Pierce Esq.**, What are your options if an individual with a criminal record submits an application to rent one of your properties? And war stories involving landlords. Also **Patricia Ender Esq.** from Pine Tree Legal, on landlord's potential liability when one tenant harasses another tenant and more!! And briefly **Holly Merrill** - ServPro.

**May 15, 2017 - Back to Basics/Land lording 101** also **Jim Carter** from Ants Plus

*The above is subject to change.*

*Please register for dinner by, the Friday before the meeting, 5 p.m. for \$30.  
Register at the door after that date and the cost is \$35. Thank you!*

### SERVICE DISCOUNTS

#### Carpet Cleaning

**Eastern Carpet Cleaning**, Free Estimates, \$.40/sq. ft., then 15% off, Min. \$90, 885-1499

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#### Electric

**Alan Eger Electric Inc.**, Alan Eger, 415-6094, 10% off jobs over \$200. Lights at cost if paid by customer at pick up

**Campbell Electric**, Tom Campbell, 252-2411, 10% off any electrical service.

#### Hardware

**Dupuis Hardware** - 2 Spruce Street, Biddeford, 284-8702, offering 5% off

#### Landscaping

**C.K.C. Landscaping**, Kenny Roberts, 615-3152, 20% off a full year contract

**AC Yard Service**, Justin Hayden, 712-5554, 15% discount on service

#### Pest Control

**Ants Plus Inc.** - Jim Carter, Bedbug Treatment \$150, for 1st initial treatment, 319-8324, for card holding members only

#### Radon

**Tom Caron**, 415-2345, 5% basic discount, 10% discount for over ten tests

**Maine Radon Solutions**, Chris Cole, 318-3536, Radon testing, 10% off for mitigation. Also tests water systems.

#### Roofing

**Dobson Roofing** - Dan Dobson, 772-7710, call the office for an estimate and discount.

#### Miscellaneous

**Marden's**, Ken Clark, at the Scarborough Store, 5% off flooring, furniture and appliances. You must show your updated membership card.

**The UPS Store**, Dennis Abbott, Southern Maine, 883-9087, 15% off eligible products and services

**Maine Backflow Prevention**, Nick Derrig, 10% off, 317-0901

**Southern Maine Chimney and Firewood Service**, Nicholas DiMastrantonio, 233-8429, 10% on cleanings, chimney liners & free chimney inspection with cleaning

**Sebago Metal Fabrication**, Frank Walker, 653-3766, 10% off new purchase of handicapped access ramps, fire escapes, stairs, and more...

**S&C Satellite**, Stephen Bailey, 620-1032, Free property assessment for centralized video and internet systems.

*Please show your current paid membership card to obtain the discounts. These vendors have kindly offered discounts to our active card-holding members only. Buyers should carefully check ID's, references and insurance as well as issuing 1099's when required. No endorsement of any kind is made by SMLA, nor should be implied.*

*\*\*\*New discounts or corrections, call 883-8016\*\*\**



P.O. Box 3115, Portland, Maine 04104  
Return Service Requested

## Next Meeting:



**Meeting will be held at: The Italian Heritage Center, 40 Westland Ave., Portland.  
Located behind Shaw's, 1364 Congress St., Portland. See page 3 for more information.**

Please invite other landlords to join our organization and meetings! If you're not already a member, please consider joining SMLA online at [www.smlamaine.com](http://www.smlamaine.com). We need your support!

Not only do we host educational events, produce a monthly landlord newsletter and get great local discounts, we also advocate strongly for landlords at the state and local level. Our volunteers are following the Portland/South Portland discussions on rent control and "housing crisis" proposals.

A %'d of your membership dues goes to Maine Apartment Owners & Managers Association (MAOMA) for lobbying efforts in the Maine State Legislature, to keep landlord-tenant laws fair and balanced.

**Land lording is a business; don't treat it any other way and you'll survive!**

**Know the law and know what is going on inside your rental units.**

**IGNORANCE OF THE FEDERAL LEAD LAW IS NO EXCUSE!**