

NOTICE OF VIOLATION/MAINE WARRANTY OF HABITABILITY

1B14 M.R.S.A. §6021  
(Apartments and Houses)

10 M.R.S.A. §9099  
(Mobile Home Park Spaces)

TO: Jeff Corbin

FROM: Michael Papa,  
Nicholas Hardwick,  
Michael Cappock,  
Cameron Trahan

According to the provisions of the laws governing The Maine Warranty of Habitability, landlords must maintain their rental units and mobile home park spaces free from any condition, which endangers or impairs the health or safety of tenants. The unit/mobile home park space which I rent from you at:

**836 Washington Avenue, Unit #4, Portland, Maine, 04103**

Is subject to these provisions and **IS IN VIOLATION OF THE WARRANTY OF HABITABILITY ACT FOR THE FOLLOWING REASON(S):**

- Inadequate Heat/Faulty Heat System
- Inadequate Hot Water
- Poor Air Quality
- Malfunctioning Sewage System
- Leaking Ceilings
- Unfit Drinking Water
- Unsafe Electrical Wiring
- Other No functioning door locks

COMMENTS: (Describe the details of your complaint):

These issues existed when we moved into unit #4 on September 15, 2017, and lasted throughout the remainder of September (locks fixed 10/3) (heat & leak fixed 9/25)

I HEREBY REQUEST THAT YOU CORRECT THE ABOVE DEFECT(S) IMMEDIATELY. Please be advised that if you fail to do so, I will take appropriate legal action. If you are found to have violated the Warranty of Habitability Act, a judge can order you to correct the defect, reduce my future rental payment, and return to me rent which I have paid to you while the defect existed.

SIGNED: Michael Papa DATE: 10/23/17

Give this Notice to your landlord personally or by Certified Mail/Return Receipt Requested. If you mail it, send a second copy to your landlord by regular mail. Keep a copy for your records and send a copy to your local Code Enforcement Officer.

Nicholas Hardwick 10/23/17  
Michael Cappock 10/23/17  
Cameron Trahan 10/23/17