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Next Steps – Maine Warranty of Habitability Notice Letter

Pine Tree Legal Forms Project

Prepared on {{ format\_date(today()) }}

Congratulations {{ users }}! You have finished drafting your Maine Warranty of Habitability Notice Letter. The other page in this packet is your letter to {{ other\_parties }}.

This sheet will explain some next steps you can take – but you can read more about what to expect and about your rights as a tenant in Maine in our article: [Rights of Maine Renters – Unsafe or Unfit Housing](https://ptla.org/rights-maine-renters-unsafe-or-unfit-housing).

## Next Steps – Print and send your letter

Look over the letter one more time. Make sure everything is correct.

1. Print the letter and be sure to **keep a copy for yourself**
2. Either personally deliver or mail a copy of this letter to {{ other\_parties }}. If mailing, we suggest you send it “certified with return receipt” by regular first-class mail. You can do this at any post office.  
     
   Note: Mailing it certified with return receipt is not required, but you’ll have proof that {{ other\_parties }} got it. This could be important later if you need to go to court with your landlord!

## What do I do if {{ other\_parties }} ignores my letter?

Many times a letter reminding a landlord of their legal responsibilities is enough to solve a problem – but not always. Here are some other steps you can take if your landlord does not fix the problems in a reasonable time after getting your letter.

1. Contact your city hall or town office and ask to speak with someone about the problems in your building. You can ask them to send the town building code enforcement officer, health officer, or plumbing inspector to visit your home to inspect the problems. These people can inspect the home for specific things and send the landlord a letter demanding that they fix violations.   
     
   If the conditions in your home are very dangerous, a code or health officer might order everyone to leave the building. However, this is unusual: in most cases, the town will give your landlord a chance to fix the problem before ordering everyone to leave.
2. If you cannot get local help, you may be able to get some help from these state agencies:
   * Fire hazards: State Fire Marshall's Office, Inspections Unit - phone: (207) 626-3880
   * Electrical wiring problems: Find the state electrical inspector for your location
   * Plumbing problems: Plumbing Inspector - phone: (207) 624-8639, TTY users call Maine relay 711
   * Wastewater, drinking water, and radon problems: DHHS Division of Environmental Health
     1. Wastewater program – phone: (207) 287-5689
     2. Drinking water (questions about private well water) – phone: (866) 292-3474 or (207) 287-4311
     3. Drinking water (questions about public water supply) – phone (207) 287-2070
     4. Radon – phone: (207) 287-5676
   * Mold problems: Office of Local Public Health - find your local public health officer, Health Inspection Program: (207) 287-5671
   * Also, the non-profit agency Maine Indoor Air Quality Council (phone: (207) 626-8115) is a reliable resource and posts useful information.
3. If your landlord does not fix the unhealthy or unsafe conditions in your unit, and you are not able to get help from the resources above, or if your landlord takes action against you because you are trying to get these issues fixed, you can [contact Pine Tree Legal Assistance](https://ptla.org/contact-us) - we may be able to help.