PMO-SJC-6

STATE OF MAINE JUDICIAL BRANCH
PANDEMIC MANAGEMENT ORDER
Order Issued July 21, 2020
(revised July 23, 2020)
(revised November 3, 2020)

Emergency Rules from the Supreme Judicial Court for Forcible Entry and Detainer (Eviction) Cases

On March 13, 2020 the Supreme Judicial Court issued an Emergency Order suspending Forcible Entry and Detainer ("eviction") cases. That Order was later modified by PMO-SJC-1 and again by the State of Maine Judicial Branch COVID-19 Phased Management Plan (the "Plan") issued on May 27, 2020. The court did not schedule or hear eviction cases beginning March 13.[1] The Plan provided that beginning in Phase 4 (August 3-September 4, 2020), the court would lift the restriction on scheduling and hearing evictions.

To aid individuals and businesses harmed by the pandemic, the federal government enacted the Coronavirus Aid, Relief, and Economic Security Act (15 U.S.C. §§ 9057 & 9058) (the "CARES Act"). The CARES Act provides a temporary moratorium on eviction filings as well as other protections for tenants in certain rental properties with federal assistance or federally-related financing. Various other federal agencies and programs also issued moratoria on foreclosures and evictions for certain covered dwellings. Plaintiffs in Maine seeking to recover possession of property through eviction actions may be subject to the federal moratoria on evictions imposed through the CARES Act and by other federal agencies and programs. Actions subject to federal moratoria include certain single-family and multi-family rental properties receiving or benefitting from federal assistance or federally-related financing.

Pursuant to the Plan's preference for remote court proceedings, every eviction action will first be scheduled for an initial telephonic status conference before being referred to mediation, when appropriate, or being scheduled for a final hearing. Final hearings will be held in person at the courthouse unless

[1] The Plan allowed certain requests for writs of possession as provided by the Governor's Executive Order Number 40, dated April 16, 2020. The Governor's Executive Order Number 5, dated July 30, 2020, repealed and replaced Executive Order Number 40.

otherwise ordered by the court or agreed upon by the parties and the court during the telephonic conference, or upon the granting of a party's motion to participate remotely at the final hearing.

The following procedures shall apply to eviction actions through December 31, 2020 or until further order of the court:

1. Effective immediately, plaintiffs shall no longer need to file a Forcible Entry and Detainer Cares Act or Federal Program Verification form in order to initiate or prosecute a Forcible Entry and Detainer action.

2. All eviction actions will be scheduled for initial telephonic status conferences unless otherwise ordered by the trial court.

3. At the initial telephonic status conference:
    (a) If the plaintiff fails to appear, the eviction action shall be dismissed without prejudice.
    (b) If the defendant fails to appear, the eviction action shall be scheduled for a final hearing.
    (c) If both parties fail to appear, the eviction action shall be dismissed without prejudice.

4. At the final hearing:
    (a) If the defendant failed to appear at the initial telephonic status conference pursuant to PMO-SJC-6 3(b), the defendant shall be afforded the opportunity to show good cause for failure to appear at the telephonic status conference.
        i. If the defendant shows good cause, the final hearing shall proceed with opportunity for both parties to present all claims and defenses.
        ii. If the defendant fails to show good cause, judgment may be entered in favor of the plaintiff by default, provided the plaintiff shows that the eviction is not prohibited by federal moratoria on evictions.
    (b) If the defendant fails to appear, judgment may be entered in favor of the plaintiff by default, provided the plaintiff shows that the eviction is not prohibited by federal moratoria on evictions.
    (c) If the plaintiff fails to appear, the eviction action shall be dismissed with prejudice.

(d) If both parties fail to appear, the eviction action shall result in a dismissal without prejudice.

Dated: November 3, 2020

For the Court:

_____/s/_____
Andrew M. Mead
Acting Chief Justice