

**§387. Stay of forcible entry and detainer during military service**

**1. General rule.** Whenever any member of the National Guard or the Reserves of the United States Armed Forces is ordered to military duty in response to federal or state orders, a forcible entry and detainer action may not be made of the premises occupied chiefly for dwelling purposes by the military member or any military family member or other dependents, except upon leave of court granted upon application for such an action.

[PL 2001, c. 662, §40 (NEW).]

**2. Stay of proceedings.** In an action brought pursuant to subsection 1, the court may on its own motion or upon the motion of the military member or military family member, stay the proceedings if in the opinion of the court the ability of the military member or military family member to pay the rent is materially affected by reason of the military service. The court may make such other order as may be just under the circumstances, including an order postponing full payment of the rent.

[PL 2001, c. 662, §40 (NEW).]

**3. Impact on landlords.** When a stay or other order is made pursuant to this section by the court, the owner of the premises is entitled upon application to such relief as the court determines just and equitable under the circumstances, including an order of the military member or military family member to pay the arrearage in rent upon the release from military service to the extent and for such a period as may appear to the court just.

[PL 2001, c. 662, §40 (NEW).]

**SECTION HISTORY**

PL 2001, c. 662, §40 (NEW).

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