

TITLE 4: ECONOMIC RESOURCES
DIVISION 5: BUSINESS REGULATION

§ 51537. Unpaid Charges: Termination of Occupant's Right to Use Space; Notice; Imposition of Lien.

(a) If any charges for rent or other items owed by the occupant remain unpaid for 14 days or more, the owner may terminate the occupant's right to use his individual space for storage at the facility not less than 14 days after sending a notice by certified mail to the occupant, at his last address and to the alternative address provided by the occupant in the rental agreement. The notice must contain:

(1) An itemized statement of the amount owed by the occupant at the time of the notice and the date when the amount became due;

(2) The name, address and telephone number of the owner or his agent;

(3) A statement that the occupant's right to use the space for storage will terminate on a specific date unless the occupant pays the amount owed to the owner; and

(4) A statement that upon the termination of the occupant's right to occupy the space and after the date specified in the notice, an owner's lien pursuant to 4 CMC § 51535, will be imposed.

(b) For the purposes of this section, "last known address" means the address provided by the occupant in the most recent rental agreement between the owner and occupant, or the address provided by the occupant in a written notice sent to the owner with a change of the occupant's address after the execution of the rental agreement.

Source: PL 15-117, § 2(51437), modified.

Commission Comment: The Commission modified this section pursuant to 1 CMC § 3806(c) by changing a reference number to agree with the renumbered section.