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July 2026 What Owners Should Know About Hawai'i's New Eviction Mediation Law

Hawai'i has recently implemented a new law, Act 278, which affects residential eviction cases involving nonpayment of rent. While eviction is very rare in our company, we believe it is important for owners to be aware of changes in the law that may impact the rental process.

Effective February 5, 2026, landlords may not file an eviction lawsuit for nonpayment of rent alone without first providing the tenant with a 10-day written notice. If the tenant requests mediation during that time, the landlord must participate in pre-filing mediation before moving forward with the court process.

The purpose of this new law is to encourage early communication between landlords and tenants before a case reaches court. Mediation gives both parties an opportunity to discuss the situation, explore possible payment arrangements, and determine whether the matter can be resolved without the time and expense of a formal eviction proceeding.

For property owners, this means the process for nonpayment cases may take additional time and must be handled carefully to ensure that all legal requirements are followed. Proper notices, documentation, communication, and timing are more important than ever.

they escalate. We place a strong emphasis on thorough tenant screening, clear lease expectations, consistent communication, and early follow-up when rent is late. These steps help reduce the likelihood of serious collection issues and help protect our owners' investments.

Although this new law adds another step to the eviction process, it also reinforces the importance of professional property management. By staying informed and following the proper procedures, we can help owners remain compliant while continuing to handle tenant matters in a fair, professional, and effective manner.

Ultimately, our goal is to protect your property, reduce risk, and manage tenant matters with care, professionalism, and compliance every step of the way.



Our goal at Marie Hansen Properties is to maximize the return on your investment and to



The Marie Hansen Properties Team

Liz Ishimitsu, (RA)
Property Manager

property is in capable hands.

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WE LOVE REFERRALS

We hope you love working with us just as much as we love working with you! If you know anyone that needs help with their property, we'd be happy to assist!

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Marie Hansen Properties



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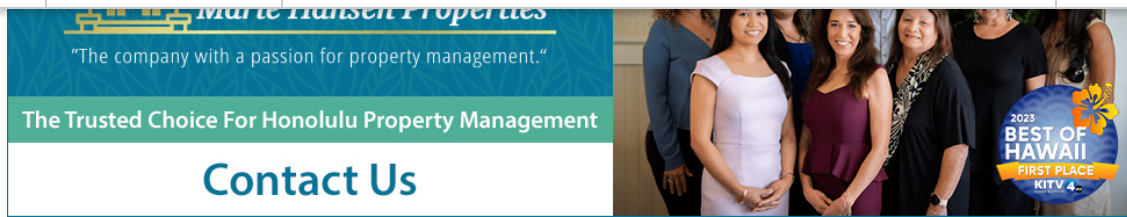


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It is very important that we are able to reach you if we have any questions or concerns about your property. If your phone number, email address or address/contact information has changed, please call or email Cheryl so she can update your file. You can reach her at (808) 591-1110 or cheryl@mhprops.net

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