

Notice to Quit (Tenancy)

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NOTICE TO QUIT (TENANCY)

Date of Notice: [DATE]

1. PARTIES

1.1 Landlord: [LANDLORD NAME]

1.2 Landlord Mailing Address: [LANDLORD ADDRESS]

1.3 Tenant(s): [TENANT NAME(S)]

1.4 Tenant(s) Forwarding Address (if known): [TENANT ADDRESS]

2. PREMISES

2.1 Rental Property Address: [RENTAL PROPERTY ADDRESS]

2.2 Unit/Apartment No.: [UNIT NUMBER]

2.3 County: [COUNTY], State of [STATE]

3. LEASE INFORMATION

3.1 Original Lease Date: [LEASE START DATE]

3.2 Lease Term: [LEASE TERM OR MONTH-TO-MONTH]

3.3 Current Rent Amount: [RENT AMOUNT] per [WEEK/MONTH]

3.4 Last Rent Paid Through: [DATE]

4. GROUNDS FOR TERMINATION (Select and complete applicable subsection)

4.1 Nonpayment of Rent

a. Tenant has failed to pay rent in the amount of [AMOUNT DUE] through [DATE].

b. This Notice is given to demand payment of the total unpaid rent or to require vacation of the Premises.

4.2 Breach of Lease

a. Tenant has violated the lease as follows: [VIOLATION DESCRIPTION] on or about [DATE OF VIOLATION].

b. This Notice is given to demand that Tenant cure the stated breach or vacate the Premises.

4.3 Holdover Tenancy

a. Tenant remains in possession after the expiration/termination of the Lease (dated [LEASE END DATE]).

b. This Notice is given to demand surrender of possession of the Premises.

4.4 Other Grounds

a. Description: [OTHER GROUNDS DESCRIPTION].

5. NOTICE TO QUIT / CURE OR QUIT

5.1 Pursuant to the applicable laws of [STATE], YOU ARE HEREBY NOTIFIED that you must either:

a. Cure the violation(s) specified in Section 4 by performing the actions described in Section 6 within [NUMBER] days of the Date of Notice; or

b. Vacate and surrender possession of the Premises to the Landlord on or before [DATE OF VACATE OR NUMBER] days from the Date of Notice.

6. METHOD OF CURE (Complete as applicable)

6.1 For Nonpayment of Rent

a. To cure, Tenant must pay to Landlord the sum of [AMOUNT DUE] (including any late fees as permitted by the lease and law) before the expiration of [NUMBER] days from the Date of Notice at the following address: [LANDLORD PAYMENT ADDRESS] or as otherwise specified by Landlord.

6.2 For Breach of Lease

a. To cure, Tenant must: [SPECIFIC ACTIONS REQUIRED TO CURE BREACH], and must provide written proof of cure to Landlord at [LANDLORD CONTACT EMAIL/ADDRESS] within [NUMBER] days of the Date of Notice.

6.3 For Other Violations

a. Tenant must: [DESCRIBE CURATIVE ACTIONS], within [NUMBER] days from the Date of Notice.

7. FAILURE TO COMPLY

7.1 If Tenant fails to cure the violation(s) or vacate the Premises as required by this Notice, Landlord may pursue all available remedies at law or in equity, including filing for unlawful detainer/eviction, seeking restitution of possession, damages, unpaid rent, court costs, and attorney's fees as permitted by the Lease and applicable law.

7.2 Nothing in this Notice constitutes acceptance of surrender of the Premises or a waiver of any right or remedy available to the Landlord under the Lease or by law unless Landlord executes a written release.

8. SURRENDER OF POSSESSION

8.1 Upon vacating, Tenant must leave the Premises in good, broom-clean condition, remove all personal property, return all keys to Landlord, and provide Landlord with a forwarding address for delivery of any remaining security deposit or notices.

9. ABANDONED PROPERTY

9.1 If Tenant abandons property on the Premises, Landlord may handle such property in accordance with the lease and the laws of [STATE]. Landlord is not responsible for loss of Tenant's personal property after lawful repossession or abandonment.

10. SERVICE OF NOTICE

10.1 This Notice is delivered to Tenant by (check method used and complete):

- a. Personal delivery to Tenant on [SERVICE DATE] at [SERVICE ADDRESS].
- b. Posting on the main entrance of the premises on [SERVICE DATE] and mailing a copy by first-class mail to Tenant at [TENANT ADDRESS] on [MAILING DATE].
- c. Other lawful method: [DESCRIBE METHOD AND DATES].

10.2 Proof of service shall be retained by Landlord and may be filed with any subsequent action for possession.

11. REPRESENTATIONS AND DISCLAIMERS

11.1 Landlord represents that, to the best of its knowledge, the facts stated in this Notice are true and correct as of the Date of Notice.

11.2 This Notice is provided for the purpose of commencing the statutory notice period under the laws of [STATE] and does not constitute legal advice. Parties are encouraged to consult counsel regarding specific rights, defenses, or obligations under local law.

12. GOVERNING LAW

12.1 This Notice is governed by and shall be interpreted in accordance with the laws of the State of [STATE].

13. SEVERABILITY

13.1 If any provision of this Notice is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

14. NO WAIVER

14.1 Acceptance of rent or any other act by Landlord shall not waive Landlord's right to enforce any term

of the Lease or to seek possession unless Landlord expressly states in writing that such right is waived.

15. ATTORNEY'S FEES AND COSTS

15.1 To the extent permitted by the Lease and applicable law, Landlord may seek recovery of reasonable attorney's fees and costs incurred in enforcing this Notice and regaining possession of the Premises.

16. LANDLORD CONTACT INFORMATION

16.1 Landlord Name: [LANDLORD NAME]

16.2 Mailing Address: [LANDLORD ADDRESS]

16.3 Phone: [PHONE]

16.4 Email: [EMAIL]

17. SIGNATURE

LANDLORD:

By: _____ Date: [DATE]

Name: [PRINT NAME]

Title: [TITLE]

18. ACKNOWLEDGMENT OF SERVICE (To be completed by person serving this Notice)

I declare under penalty of perjury under the laws of the State of [STATE] that the foregoing is true and correct and that I served this Notice by the method indicated below on the date(s) specified.

Server Name: [PROCESS SERVER NAME]

Method of Service: [PERSONAL/POSTING/MAILING/OTHER]

Date of Service: [SERVICE DATE]

Location of Service: [SERVICE LOCATION]

Signature of Server: _____ Date: [SERVICE DATE]

NOTICE: This template is provided for general informational purposes only. Local notice periods and procedural requirements vary by jurisdiction. Before using this Notice, verify specific statutory cure or quit periods, required language, and permitted methods of service in [STATE] or consult an attorney licensed in [STATE].

This template is provided for informational purposes only and does not constitute legal advice. Consult a licensed attorney before signing any legal document.