

NOTICE OF TERMINATION OF MONTH-TO-MONTH TENANCY

Date of Notice: _____

To (Tenant[s]): _____, and all other occupants

Rental Property: _____

City, State, ZIP: _____, _____

From (Landlord / Property Manager): _____

Mailing address: _____

Phone: _____ · Email: _____

Rental Agreement Dated (if any): _____

Dear _____:

PLEASE TAKE NOTICE that your month-to-month tenancy of the Rental Property identified above is terminated effective _____ (the "Termination Date"). This notice is given at least _____ days before the Termination Date.

On or before the Termination Date, you must vacate the Rental Property, remove all of your personal belongings, and return possession to the Landlord. Unless this notice states otherwise, rent remains due on its usual due date through the Termination Date.

- ☐ If the Termination Date is not the last day of a rental period: rent for the final partial period is prorated to \$_____.

Reason for Termination (complete if your state or city requires a reason, or if you choose to state one)

- ☐ No reason is stated.
- ☐ The owner, or a member of the owner's immediate family, intends to occupy the unit as a primary residence. Occupant: _____
- ☐ The owner intends to demolish or substantially remodel the unit. Description: _____
- ☐ The owner is removing the unit from the residential rental market.
- ☐ The owner is selling the property.
- ☐ Other lawful reason: _____

Relocation Assistance (if applicable)

- ☐ The Landlord will provide relocation assistance of \$_____, paid _____.
- ☐ As relocation assistance, the Landlord waives the rent for the final month of the tenancy, in the amount of \$_____.

Before You Move Out

- Pay all rent and any other amounts owed under your rental agreement through the Termination Date, except as stated above.
- Leave the unit clean and in the same condition as when you moved in, except for ordinary wear and tear.

- Remove all of your personal property. Property left behind will be handled as provided by _____ law.
- Return all keys, garage openers, fobs and access cards to _____ by the Termination Date.
- Give the Landlord your forwarding address in writing.
- ☐ Your security deposit of \$ _____ will be returned, with an itemized statement of any lawful deductions, within the time required by state law.
- ☐ You may request an inspection of the unit before you move out. To schedule it, contact _____.

If you do not vacate by the Termination Date, the Landlord may begin legal proceedings to recover possession of the Rental Property, together with any rent, damages and court costs the law allows. Only a court can order an eviction. The Landlord will not change the locks, remove your belongings, or shut off utilities to force you to leave.

This notice does not waive any of the Landlord's rights or any amount you owe under your rental agreement or applicable law. If you have questions, please contact the Landlord at the phone number or email above.

Sincerely,

Landlord / Authorized Agent Signature

Printed name and title: _____

Date: _____

CERTIFICATE / PROOF OF SERVICE

I declare that I served this Notice of Termination of Month-to-Month Tenancy on the tenant(s) named above as follows (check one):

- ☐ **Personal delivery:** handed to the tenant in person.
- ☐ **Substituted service:** left with a person of suitable age and discretion at the property, and a copy mailed to the tenant at the property.
- ☐ **Posting and mailing:** posted in a conspicuous place at the property, and a copy mailed to the tenant at the property.
- ☐ **Certified mail,** return receipt requested. Tracking no.: _____
- ☐ **Other method** allowed by state law or the rental agreement: _____

Detail	Entry
Served on (tenant name)	
Date served	
Time served	
Address where served	
Served by (printed name)	

I declare under penalty of perjury under the laws of the State of _____ that the foregoing is true and correct.

Signature of Person Serving Notice

Date: _____