

FORM 13 – See [Chapter 5, Section B\(3\)\(c\)](#) regarding use of this form.

Instructions: Address the form to your tenant. Consult A.R.S. § 33-1368(A) regarding the grounds for an immediate termination. Check one or more of the boxes on the form that apply to your facts. If “Other,” specify the facts that give rise to an eviction for material and irreparable breach. Serve the notice upon the tenant and, on the same day (or the next day if after business hours), file the eviction action with the court.

NOTICE OF IMMEDIATE TERMINATION

TO:

Terry and Tina Tenant
111 East Maple Street
Anytown, Arizona 85555

Date:

June 6, 2012

Material and Irreparable Breach

NOTICE TO TENANT(S):

You are in violation of your rental agreement and/or the Arizona Residential Landlord and Tenant Act. The specific act(s) constituting the violation(s) include one or more of the following:

<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Illegal discharge of a weapon <input type="checkbox"/> Criminal street gang activity as prescribed in § 13-105 <input type="checkbox"/> Activity as prohibited in § 13-2308 (organized crime) <input type="checkbox"/> Threatening or intimidating as prohibited in § 13-1202 <input type="checkbox"/> Nuisance as prohibited in § 12-991 <input type="checkbox"/> Prostitution as defined in § 13-3211 <input checked="" type="checkbox"/> Infliction of bodily harm <input checked="" type="checkbox"/> Assault as prohibited in § 13-1203 <input type="checkbox"/> Homicide as defined in §§ 13-1102 to 13-1105 <input type="checkbox"/> Other _____ 	<ul style="list-style-type: none"> <input type="checkbox"/> Unlawful manufacturing, selling, transferring, possessing, using or storing of a controlled substance as defined in §13-3451 <input type="checkbox"/> A breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, the landlord’s agent or another tenant or involving imminent or actual serious property damage; specifically: _____
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You are hereby notified, pursuant to A.R.S. § 33-1368(A), that the above constitutes a **material and irreparable breach. Your rental agreement is hereby terminated. You are instructed to vacate immediately.** Concurrently herewith,¹ a lawsuit has been filed against you to evict you and recover possession of the premises, pursuant to A.R.S. § 33-1377.

This Notice delivered via:

- Certified Mail
- Regular First Class Mail
- Other _____
- Hand-delivery
Terry Tenant Tina Tenant
 (acknowledgment of hand-delivery by tenant)

Larry Landlord
 (Landlord or agent for Landlord)

¹ Service of this notice may be accomplished via regular mail, certified mail, hand-delivery, process server, etc.; the time to vacate shall not be extended if additional copies of this notice are subsequently received.

NOTICE OF IMMEDIATE TERMINATION

TO:

Date:

Material and Irreparable Breach

NOTICE TO TENANT(S):

You are in violation of your rental agreement and/or the Arizona Residential Landlord and Tenant Act. The specific act(s) constituting the violation(s) include one or more of the following:

- | | |
|--|---|
| <input type="checkbox"/> Illegal discharge of a weapon | <input type="checkbox"/> Unlawful manufacturing, selling, transferring, possessing, using or storing of a controlled substance as defined in §13-3451 |
| <input type="checkbox"/> Criminal street gang activity as prescribed in § 13-105 | <input type="checkbox"/> A breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, the landlord's agent or another tenant or involving imminent or actual serious property damage; specifically:

_____ |
| <input type="checkbox"/> Activity as prohibited in § 13-2308 (organized crime) | |
| <input type="checkbox"/> Threatening or intimidating as prohibited in § 13-1202 | |
| <input type="checkbox"/> Nuisance as prohibited in § 12-991 | |
| <input type="checkbox"/> Prostitution as defined in § 13-3211 | |
| <input type="checkbox"/> Infliction of bodily harm | |
| <input type="checkbox"/> Assault as prohibited in § 13-1203 | |
| <input type="checkbox"/> Homicide as defined in §§ 13-1102 to 13-1105 | |
| <input type="checkbox"/> Other _____
_____ | |

You are hereby notified, pursuant to A.R.S. § 33-1368(A), that the above constitutes a **material and irreparable breach**. Your rental agreement is hereby terminated. You are instructed to vacate immediately. Concurrently herewith,¹ a lawsuit has been filed against you to evict you and recover possession of the premises, pursuant to A.R.S. § 33-1377.

This Notice delivered via:

<input type="checkbox"/> Certified Mail
<input type="checkbox"/> Regular First Class Mail
<input type="checkbox"/> Other _____
<input type="checkbox"/> Hand delivery

(acknowledgment of hand delivery by tenant)

(Landlord or agent for Landlord)

¹ Service of this notice may be accomplished via regular mail, certified mail, hand delivery, process server, etc.; the time to vacate shall not be extended if additional copies of this notice are subsequently received.