

NOTICE OF TERMINATION

By Landlord

TO:

Date:

Notice of Termination of Tenancy By Landlord

NOTICE TO TENANT(S):

Your tenancy will terminate:

- Termination of month-to-month tenancy.** Pursuant to A.R.S. § 33-1375, you are hereby notified that the landlord has elected to terminate your month-to-month tenancy. Your tenancy will terminate on _____ .
(end of next periodic term)

If you remain in possession beyond this date, your conduct will be deemed willful and you will be considered a “holdover tenant” for purposes of assessing “holdover rent” and/or recovering damages pursuant to A.R.S. § 33-1375(C).

- Notice of nonrenewal.** The term of your present rental agreement is due to expire and will not be renewed. You must vacate no later than _____ .
(expiration date of rental agreement)

If you remain in possession beyond this date, your conduct will be deemed willful and you will be considered a “holdover tenant” for purposes of assessing “holdover rent” and/or recovering damages pursuant to A.R.S. § 33-1375(C).

- Ten-day notice to terminate tenancy for repeated noncompliance.** You were previously notified of a noncompliance on _____. A second noncompliance of the same or similar nature has occurred during the term of the lease. Specifically,

(describe second noncompliance)

You are hereby notified, pursuant to A.R.S. § 33-1368(A), that your right to possess and occupy the premises has been terminated and a lawsuit will be filed to evict you from the premises ten (10) days after receipt of this notice,¹ unless you vacate the premises within ten days after receiving this notice. Curing the noncompliance a second time WILL NOT stop termination and/or eviction. If you remain in possession beyond this date, your conduct will be deemed willful and you will be considered a “holdover tenant” for purposes of assessing “holdover rent” and/or recovering damages pursuant to A.R.S. § 33-1375(C).

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)

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