

MINNESOTA NOTICE TO VACATE FOR ILLEGAL ACTIVITY

TO TENANT(S): _____
AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED
AT: _____
City: _____, State: Minnesota, Zip Code: _____

PLEASE TAKE NOTICE that you or others in possession of the premises have violated the terms and conditions of your lease agreement in the following manner:

- Making, Selling, Possessing or Purchasing Controlled Substances
- Allowing Prostitution or Prostitution Related Activity on the Premises
- Unlawful Use or Possession of a Firearm on the Premises
- Storing Stolen Property / Property Obtained from Robbery on the Premises
- Other Unlawful Activity: _____

Total Balance Due: \$ _____. Any payments accepted on or after the date of this notice shall not waive this notice or any subsequent eviction, nor shall it create or reinstate tenancy.

Within _____ days, your tenancy shall terminate on: _____.

If you and all other occupants fail to move out and deliver possession of the premises by the termination date specified above, legal action may be taken to evict you from the premises and to recover all unpaid rent, costs for damages to the premises, if any, and any other remedies available under Minnesota law.

THIS NOTICE IS IN ACCORDANCE WITH MN Stat §504B.171.

Dated this _____ day of _____, 20____

(Signature of Landlord) (Landlord's Printed Name)

(Landlord's Address, City, State, Zip Code)

(Landlord's Telephone Number)

**DECLARATION OF SERVICE OF
NOTICE TO VACATE FOR ILLEGAL ACTIVITY**

I, _____, declare:

1. I am now, and at all times mentioned herein, a citizen of the United States, resident of the State of _____, over the age of eighteen years. I make this declaration based on my own personal knowledge. I am competent to testify to the matters herein.

2. On _____, 20____, at approximately _____ am/pm, I served a Notice to Vacate to the Premises located at:

_____, in _____ County, Minnesota, by:

- a) personally handing a true and correct copy to _____, Tenant under the Lease, (hereinafter the "Tenant"); **OR**
- b) personally handing a true and correct copy to _____, a person of suitable age and discretion who was then resident therein, accepting same on behalf of Tenant; **OR**
- c) mailing a copy addressed to the Tenant.

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

DATED this ____ day of _____, 20____, in the city of _____, state of Minnesota.

_____, Declarant

(PRINT NAME)