

## PENNSYLVANIA TEN (10) DAY NOTICE TO VACATE

TO TENANT(S): \_\_\_\_\_  
AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED  
AT: \_\_\_\_\_  
City: \_\_\_\_\_, State:     Pennsylvania    , 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:

- First conviction under the "Controlled Substance, Drug Device and Cosmetic Act" which includes the illegal sale, manufacture or distribution of a controlled Substance.
- Second violation of any provision of the Controlled Substances, Drug Device and Cosmetic Act.
- Seizure of illegal drugs from rental unit by law enforcement.
- 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.

Due to illegal conduct, your tenancy terminates within ten (10) days 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 Pennsylvania law.

**THIS NOTICE IS IN ACCORDANCE WITH 68 PA Stat § 505(a).**

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**

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, Pennsylvania, by:

- a) personally handing a true and correct copy to \_\_\_\_\_, tenant under the Lease, (hereinafter the "Tenant"); **OR**
- b) leaving the notice at the principal building on the premises; **OR**
- c) posting a copy of the notice in a conspicuous place on the premises, there being no one present at the premises.

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

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the city of \_\_\_\_\_, state of Pennsylvania.

\_\_\_\_\_, Declarant

\_\_\_\_\_  
(PRINT NAME)