**WASHINGTON D.C. THIRTY (30) DAY NOTICE OF TERMINATION**

TO TENANT(S): AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED AT:

City: , State: Washington D.C. , Zip Code:

**Violation:** You or other occupants breached the rental agreement in the following manner:

⬜ Committing illegal activity on the premises.

Describe 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.

Please take notice that you and all other occupants must move out and deliver possession of the premises to the undersigned Landlord within thirty (30) calendar days:

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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 Washington D.C. law.

**THIS NOTICE IS IN ACCORDANCE WITH** [**DC Code § 42–3505.**](https://law.justia.com/citations.html)**01.**

Dated this day of , 20

*(Signature of Landlord) (Landlord’s Printed Name)*

*(Landlord’s Address, City, State, Zip Code)*

*(Landlord’s Telephone Number)*

# WASHINGTON D.C. AVISO DE TERMINACIÓN DE TREINTA (30) DÍAS

AL INQUILINO(S): Y CUALQUIERA Y TODOS LOS DEMÁS OCUPANTES EN POSESIÓN DEL LOCAL UBICADO EN:

Ciudad: , Estado: Washington D.C., Código Postal:

Violación: Usted incumplió el contrato de alquiler de la siguiente manera:

⬜ Actividad ilegal

Describa la actividad ilegal:

Saldo total adeudado: $ . Cualquier pago aceptado a partir de la fecha de este aviso no anulará este aviso ni ningún desalojo posterior, ni creará ni restablecerá el arrendamiento.

Tenga en cuenta que usted y todos los demás ocupantes deben mudarse y entregar la posesión de la propiedad al Propietario abajo firmante dentro de los treinta (30) días calendario:

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Si usted y todos los demás ocupantes no se mudan y entregan la posesión de la propiedad antes de la fecha de finalización especificada anteriormente, se pueden emprender acciones legales para desalojarlo de la propiedad y recuperar todo el alquiler no pagado, los costos por daños a la propiedad, si corresponde. , y cualquier otro recurso disponible bajo la ley de Washington D.C.

ESTE AVISO ESTÁ DE ACUERDO CON EL Código DC § 42–3505.01.

Con fecha de este día de de 20

(Firma del arrendador) (Nombre impreso del arrendador)

(Dirección del arrendador, ciudad, estado, código postal)

(Número de teléfono del arrendador)

# AFFIDAVIT OF SERVICE

My name is , and I am authorized to serve the attached 30-Day Notice of Termination for Illegal Activity.

I further declare that:

My age is and my date of birth is . My business address is .

At the following time AM/PM and on the following date , 20 , I served the attached 30-Day Notice of Termination for Illegal Activity in both English and Spanish:

⬜ By personal service upon .

⬜ By substitute service upon .

⬜ By posting service. My first attempt was at the following time AM/PM and on the following date .

A copy also was sent by first-class mail, postage prepaid, to the premises on the following date

 .

Explanations and Descriptions:

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

*Printed Name Signature*

Executed this day of , 20 .