

NOTICE TO COMPLY OR QUIT FOR NON-COMPLIANCE

To: _____
(Tenant's Name)

(Rental Unit Street Address)

(Rental Unit City/State/Zip)

This notice is given pursuant to 25 DE Code §5513.

You (tenant) have failed to comply with/violated the following provisions of the lease/rental agreement:

If you (tenant) do not correct the items indicated above by _____ (date)

at _____ (time), your tenancy will be terminated and you will be required to move out of the rental unit. In addition, an action for summary possession may be filed to evict you.

If you correct the items noted above prior to this date and time, you will **not** have to move.

Finally, if you (tenant) commit a substantially similar breach within one year, the landlord may rely upon this notice as grounds for initiating an action for summary possession.

Today's Date: _____

Signature of party completing this notice:

Printed Name and Title (i.e. landlord, property manager, etc.):

.....

Tenant's Acknowledgement

On _____ (date) at _____ (time), tenant acknowledged receipt of this notice.

Tenant Signature and Date

.....

Certificate of Service

I certify that I personally served this notice on the following person:

OR

I mailed a copy of the notice to the tenant via first-class, registered, or certified mail.

OR

I attempted to make personal service on the tenant(s) named above but the tenant did not appear. I believed tenant(s) to be absent, so I left the notice at the rental unit with an adult.

OR

I posted a copy of the notice in a conspicuous place at the rental unit AND mailed a copy to the tenant.

Date: _____

Signature of person attempting service:

Printed Name:
