

NOTICE TO QUIT FOR ILLEGAL ACTIVITY

To: _____
(Tenant's Name)

(Rental Unit Street Address)

(Rental Unit City/State/Zip)

You (tenant) were involved in the following criminal/illegal activity:

- Illegal use of or threat to illegally use a firearm/other weapon
- Possession of an illegal firearm
- Possession of a controlled substance
- Physical assault or threat of physical assault
- Other: _____

If you (tenant) do not move out of the rental unit by _____ (date) at _____ (time), your tenancy will be terminated and a lawsuit may be filed to evict you.

You may be able to avoid eviction if the activity was done by someone else other than yourself AND you:

- Sought a protective order/restraining order, order to vacate the homestead, or other similar relief
- Reported the activity to a law enforcement agent/county attorney in an effort to initiate a criminal action against the perpetrator
- Wrote a letter warning the perpetrator not to return and that a return to the premises could result in a trespass/other action AND sent a copy of the letter to a local law enforcement agency

In order to qualify for one of the above exemptions, you must provide written proof to the landlord, prior to the commencement of a suit against you, that you have taken one of the above measures.

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 attempted to make personal service on the tenant(s) named above but no one appeared. I believed tenant(s) to be absent, so I left a copy of the notice with someone over the age of 18 at the rental unit.

(signature of party receiving notice and date of receipt)

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 posted the notice on the primary entrance door of the rental unit AND mailed a copy of the notice via regular AND certified mail.

Date: _____

Signature of person attempting service:

Printed Name:
