
**NOTICE TO TENANT
OF TERMINATION OF TENANCY FOR NONCURABLE VIOLATION**

To: _____
(Tenant)

(Date)

Re: _____
(Address of rental unit)

(City, State, Zip)

You are notified that you have seriously violated your rental agreement or your duties under the law. The violation(s) is/are specifically as follows which are non-curable:

- ☐ Manufacture, cultivation, importation, transportation, possession, furnishing, administering, or use of illegal drugs in the dwelling unit or in the common areas.
- ☐ Illegal use, manufacture, importation, possession, furnish, or discharge of a firearm or firearm ammunition on the premises of the rental property, except for the use of discharge of a firearm or firearm ammunition in cases of self-defense, defense of a third party, or as permissible in § 13-A-3-23.
- ☐ Criminal assault, Acts of Domestic Violence or threats of violence of a tenant, guest, staff or any other person on or near the premises of the rental property or complex, except in cases of self-defense, defense of a third party, or as permissible in § 13A-3-23, or any other Criminal Act.
- ☐ A breach involving substantially the same acts or omissions as a breach for which a notice to terminate has previously been provided for by the landlord and cured by the tenant, if the second breach occurs within six months of the first breach. You previously were provided notice of _____ on _____. You have committed the same violation on _____. Thus, your lease will be terminated on _____.

SEVEN CALENDAR DAYS from the date you receive this notice, your tenancy will terminate, and you must move. You must move out by the _____ day of _____, 20____, at _____ o'clock a.m./p.m.

Signed: _____
(Landlord/Property Manager)

Landlord's Record of Service

Instructions: Serve a copy of this notice on the tenant. Immediately fill out this section to describe how service was accomplished. Complete all statements that apply. Keep the completed original.

☐ Tenant acknowledges receipt of this notice on the _____ day of _____. _____
(Tenant's Signature)

☐ This notice was personally served on _____ by the undersigned on _____.
(Name) (Date)

☐ I attempted to make personal service on the tenant. I knocked on the door, but no one answered. I believed the tenant was absent, so I securely affixed the notice to the entry door of the premises.

This was done on the _____ day of _____, 20____ at _____ a.m./p.m.

☐ Tenant was served by registered or certified mail. (I have retained the receipt.)

Date: _____ Signature: _____ Print Name: _____

Keep a copy of this notice.