

LANDLORD'S NOTICE NOT TO RE-NEW TENANCY (Residential)

TO: TENANTS, UNDERTENANTS AND ALL OCCUPANTS

The premises known as _____
[insert address and Apt. #, if applicable] (the "Subject Premises")

Re: Rental Agreement, dated _____, **between the Landlord,** _____ **and Tenant,** _____, **regarding the Subject Premises, a residential property.**

PLEASE TAKE NOTICE, that the undersigned Landlord elects not to re-new your tenancy of the Subject Premises that is due to expire on _____, __, 20__.

PLEASE TAKE FURTHER NOTICE, that Tenant has been in possession of the Subject Premises for a period less than one (1) year [Notice: *if both the Tenant has occupied the Subject Premises and the lease is for a duration of one (1) year or less, then a 30 day notice is required OR if the Tenant has occupied the Subject Premises or the lease is for more than one (1) year but less than two (2) years, then a 60 day notice is required OR if the Tenant has occupied the Subject Premises for more than two (2) years or the lease is for at least two (2) years, then a 90 day notice must be provided*].

PLEASE TAKE FURTHER NOTICE, that you and all other persons occupying the Subject Premises must vacate and surrender the Subject Premises on or before _____, __, 20__, a date not less than thirty (30) [*sixty (60) OR ninety (90)*] days from the date the herein Notice Not To Re-new the Tenancy was served upon you.

PLEASE TAKE FURTHER NOTICE, that the failure to quit and vacate the Subject Premises by the above date will result in the Landlord commencing a summary proceeding to have you evicted from the Subject Premises for holding over past the termination of your tenancy and for possession, a money judgment for all monetary relief, including unpaid rent and use and occupancy, together with all other reasonable relief the Owner/Landlord is entitled.

Dated: _____

[signature]
[Insert Owner/Landlord name]
[Insert Owner/Landlord address]