

**LANDLORD'S NOTICE TO TERMINATE MONTH-TO-MONTH 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, which is presently being held by you pursuant to a month-to-month tenancy and 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 To Terminate Month-To-Month 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.

(NOTE--the termination date selected must coincide with the final day of the month's rental term which is case specific; for example, if the month-to-month tenancy began on the first day of the month, then the final day of the term is the last day of the month.)

Dated: _____

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