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Open

REQUESTING TENANT TO LEAVE PREMISES (Three-day Notice)

Date: _____

Landlord's Name: _____
 Landlord's Street Address: _____
 Landlord's City/State/Zip: _____

Dear _____
(tenant's name)

The purpose of this letter is to ask you to LEAVE the premises now in your possession, situated in _____, Ohio, and known as:

_____ (street)
 _____ (lot address and acre number if rural)

together with the lot of land on which these premises are located. You are being asked to LEAVE for the following reason: _____ (state reason for eviction)

Your compliance with this Notice within _____ days after its service will prevent any further eviction action against you. _____ (number of days)

YOU ARE BEING ASKED TO LEAVE THE PREMISES. IF YOU DO NOT LEAVE, AN EVICTION ACTION MAY BE INITIATED AGAINST YOU. IF YOU ARE IN DOUBT REGARDING YOUR LEGAL RIGHTS AND OBLIGATIONS AS A TENANT, IT IS RECOMMENDED THAT YOU SEEK LEGAL ASSISTANCE.

Yours respectfully,

(Landlord's signature)
 Print Name of Landlord: _____
 Address: _____
 City, State, Zip Code: _____
 Telephone Number: _____

State of Texas

Rev. 1341383

TEXAS 3-DAY EVICTION NOTICE (NON-PAYMENT)

_____, 20__

To: _____

Rental Property: _____, City of _____, TX _____

YOU ARE HEREBY NOTIFIED THAT, under the terms of the lease agreement dated _____, 20__ (the "Lease") for the rent and use of the premises listed above now occupied by you:

Your rent for the period from _____, 20__ to _____, 20__ is PAST DUE. Accordingly, you owe the following amounts:

Rent past due:	\$ _____
Late fee:	\$ _____
Total Amount Past Due	\$ _____

I demand payment in full of the total amount past due on or before _____, 20__ UNLESS PAYMENT IS MADE BY SUCH DATE. THE LEASE WILL BE TERMINATED AND YOU MUST VACATE THE PREMISES. You are further notified that unless you pay the total amount past due or vacate the premises by such date, legal action may be initiated against you.

Payment must be made: (Check one)

In person at the landlord's address. Payment must be made in person at the address below between the hours of _____ AM/PM to _____ AMPM, on:

- Monday
- Tuesday
- Wednesday
- Thursday
- Friday
- Saturday
- Sunday

By mail to the landlord's address. Payment must be made by mail to the address stated below.

Other: _____

Eviction Notice (Rev. 1341383)

NOTICE OF EVICTION

Persons Unknown
AND ALL OTHER OCCUPIERS
 College:
 Suite No.:
 Address:

In the New Haven County Court
Case No: 9GU01394
Warrant No: X000863
Issue Date: 20th April 2011

We regret to inform you that your suite is scheduled for demolition in the next three days.

If you do not leave within the next three days, we reserve the right to destroy your suite. Anyone left inside is outside our responsibility.

"This may seem like harsh treatment, but consider yourselves lucky. This is far more of a warning than many Palestinians subject to discriminatory house demolitions would receive, indeed "[d]emolitions are carried out without warning giving no opportunity [for residents] to salvage possessions" (Amnesty International 16 June 2010).

Such demolitions are applied on a discriminatory basis, take the following quote from Sarah Leah Whitson, the Middle East director at Human Rights Watch: "Israeli authorities allow buildings that will benefit Jewish citizens while demolishing Arab houses next door. That obviously discriminates against non-Jewish Israelis, but officials haven't given any justification for this clear difference in treatment between citizens."

24,813 houses have been demolished by the Israeli Defense Forces in the West Bank, East Jerusalem and Gaza since 1967 (Israeli Committee Against Household Demolitions). These demotions occur against international law and without proper justification, and in conjunction with the growth of Israeli municipalities and illegal settlements.

"The army jeeps came at six in the morning; people saw them in the valley and started taking their belongings out of the houses. We didn't have time to finish milking the ewes. They demolished everything here; by 9:30 they were finished."

-Raeda Nasasreh, a 24-year-old mother of two, describing demolitions in Khirbet Tana to Amnesty International in 2010



New Haven County Court
 The Law Courts
 Humphrey Street
 New Haven
 CT 06510
 01483 405300

EVICTIION NOTICE

To: _____

We are terminating your tenancy and want to evict you from the following property:

Our reason for evicting you is because:

You must move from the property or remedy our reason for evicting you by the following date:

If you do not agree with this eviction notice, you have the right to legal advice and may contact a lawyer.

Name of Owner or Agent: _____

Address of Owner or Agent: _____

Telephone Number: _____

Signature: _____

Date: _____

EVICTIION NOTICE
www.eviction.com

VIRGINIA NOTICE TO QUIT

Date: _____

To: _____

Address (for Tenant): _____

From: _____

I, _____, am the owner of the property described below and I am terminating your tenancy and want to evict you from the property by the following date:

NON-PAYMENT OF RENT

Pay the amount of rent due to the lessor as provided in the lease agreement or other written agreement between you and the lessor.

LEASE VIOLATION

You shall comply with the terms of the lease agreement or other written agreement between you and the lessor.

Other: _____

The amount due is: _____

Page 1 of 2

How to write an eviction notice template. How to get an eviction notice in texas. How to write an eviction notice in texas. Free printable eviction notice template texas. 3 day eviction notice texas template. How to write a 3 day eviction notice in texas.

Some notices allow the tenant to fix ("cure") the issue and continue the tenancy, while others simply state an amount of time to vacate by. Landlords are not required to give tenants the option to pay past-due rent and remain in the rental unit in order to file an eviction action with the court. Texas landlords are not required to allow tenants to correct a lease violation in these instances, but they must provide tenants with a 3-Day Notice to Quit, giving the tenant 3 days to move out of the rental unit. 30-Day Notice to Quit (Foreclosure of Rental Property) If the rental property is foreclosed upon, and the lease will not be renewed, tenants must receive 30 days' written notice prior to the eviction process. Get the downloadable 3-Day Eviction Notice for Nonpayment of Rent form template below (.pdf direct link). In these situations, there is nothing the tenant can do to "cure" the issue and must move out. The amount of time required in the notice depends on the type of tenancy. Once rent is past due, the landlord must provide tenants with a 3-Day Notice to Quit if the landlord wants to file an eviction action with the court, giving the tenant 3 days to move out of the rental unit. According to Texas law, rent is late if not paid 2 days after the due date. Hearing is held and judgment issued. Illegal Activity. Get the downloadable 3-Day Eviction Notice for Noncompliance form template below (.pdf direct link). Get the downloadable 30-Day Eviction Notice for Foreclosure form template below (.pdf direct link). Additionally, there are other notice forms for other possible grounds for eviction in Texas. Note that the sealed envelope must have the tenant's name, address, and "Important Document" in all caps (or similar wording) written on the outside. Eviction Process in Texas An eviction notice is posted by the landlord to vacate or "cure" the issue. If the tenant remains on the property after the notice period expires, the landlord may proceed with the eviction process. 30-Day Lease Termination Notice (No Lease/ End of Lease) In the state of Texas, if tenants "hold over," or stay in the rental unit after the rental term has expired, then the landlord must give tenants notice before evicting them. Delivering Eviction Notices in Texas In the state of Texas, landlords can deliver an eviction notice by any of the following methods: Giving it to the tenant in person; Leaving the notice with someone over the age of 16 at the rental unit; Mailing the notice to the tenant via certified, registered, or regular mail; Posting the notice on the inside of the rental unit's main entry door; or Posting the notice in a sealed envelope on the outside of the main entry door no later than 5:00 pm (only if it is unsafe to enter the rental unit) AND mailing a copy to the tenant. Texas state law doesn't indicate what is required to be on every eviction notice; however, it's a good idea for the notice to include: The tenant's name and contact information; The date the tenancy will terminate; The reason for the eviction; What the tenant can do to correct the issue and avoid eviction (if allowed under Texas law); and How much time the tenant has to correct the issue (if allowed). If an eviction is granted, a Writ of Execution is posted at the property, giving final notice to the tenant to remove their belongings. Tenants involved in illegal activity do not have the opportunity to correct the issue prior to eviction. Get the downloadable "At-Will" Tenancy Termination Notice Form template below (.pdf direct link). Types of Texas Eviction Notices Each possible ground for eviction has its own notice type. In addition, the landlord should keep the receipt number if the notice was delivered by certified or registered mail. It's also good practice to get the tenant's signature confirming that they received the eviction notice. If the notice was hand-delivered, tenants are only given the option to pay past-due rent to avoid eviction if the landlord already gave the tenant a notice of unpaid rent or a request to pay the past due rent before sending the tenant the 3-Day Notice to Quit. The eviction notice for nonpayment of rent should state the total amount of past-due rent owed. 3-Day Notice to Quit (Non-Compliance) A tenant can be evicted in Texas if they do not uphold their responsibilities under the terms of a written lease or rental agreement. Written or Verbal Lease - If the tenant had a verbal or written lease that has expired, the landlord must provide the tenant with a 3-Day Notice to Quit. Typical lease violations could include things like damaging the rental property, having too many people residing in the rental unit, and having a pet when there's a no-pet policy. Finally, the sheriff returns possession of the property to the landlord. If the tenant does not move out before the notice period expires and remains on the property, the landlord may proceed with the eviction process. Get the downloadable 30-Day Month-to-Month Tenancy Termination Notice form template below (.pdf direct link). In the state of Texas, illegal activity is considered a breach or violation of the lease terms and is not treated as a separate eviction type. This can include tenants without a written lease and week-to-week and month-to-month tenants. To learn more about the eviction process in Texas click here. A Texas eviction notice form for nonpayment of rent is a written document that states a tenant has 3 days to vacate the premises. 3-Day Notice to Quit (Nonpayment of Rent) A landlord is allowed to evict a tenant for failing to pay rent on time. If uncured and tenant remains, petition is filed and served. Month-to-Month- If rent is paid on a month-to-month basis, a landlord must provide the tenant with 30 days' notice. Typical lease violations under this category could include things like damaging the rental property, having too many people residing in the rental unit, and having a pet when there's a no-pet policy. Less Than Month-to-Month - If rent is paid on less than a month-to-month basis, a landlord must provide the tenant with at least one rental period's notice. The notice should include the date the tenant must move out of the rental unit. Often this type of eviction applies to tenants who are at the end of their lease and the landlord doesn't want to renew. The landlord may give the tenant the option to pay the past due amount in full to avoid eviction, but this is not a requirement. To learn more about the eviction process in Texas, click here. Payment of Past-Due Rent.

2017-10-02 · A past eviction can cause worry when you start looking for a new apartment. Some may tell you it is impossible to rent a new apartment after a past eviction, but that isn't actually the case. Here are useful strategies you can use to find an apartment even with a past eviction on your record. Get Your Credit Score and Work to Improve it . Make sure it is accurate, and spend ... The Notice of Seeking Possession is a legal process covered by Section 8 of The Housing Act 1988. This is often given to tenants who owe more than 2 months rent. Tenant-Evictions.co.uk can advise you on what to do if you are considering serving this notice. Whilst the landlord has a legal recourse without a written agreement, it is expected that there is a reasonable, legitimate ... A notice of eviction, or a notice to quit, is served by a property owner when they wish to terminate a rental agreement with their tenant or the party in possession of the property, and remove them from the premises. A notice of eviction is usually served when a tenant has fallen behind on the rent or has damaged or abused the property. A notice can also be served if the tenant ... 2022-01-19 · Our data similarly revealed a 25% increase in eviction notice template downloads within the last three months of 2021 compared to the three months prior to the end of the moratorium. Some experts believe that part of the increase is due to courts catching up on eviction case backlogs, but the lack of federal emergency rental assistance and rising house ... Eviction Notice. Progress: 0%. In what state is this eviction taking place? * X . Select the state where the residence that the tenants are being evicted from is located. Need help? Next. Customize the template. NOTICE TO PAY RENT _____ Date of Service: _____ TO TENANTS) AND ALL OTHERS IN POSSESSION OF THE PREMISES LOCATED AT THE FOLLOWING ... An Eviction Notice Template is a common form between a landlord and a tenant in a rental to inform in advance that a renter should leave the property soon. This notice form serves as a warning for tenants about the possibility of moving to another apartment or residential property. Eviction processes must then follow legal standards where there is an acceptable reason for ... 2018-07-31 · Change the locks without notice; Remove tenant property; Physically remove the tenant; Turn off utilities; Harass them by intentionally causing problems at the property; Blackmail them ; All of these actions are illegal and will get you into trouble. As much as you may want a tenant to leave, it is never right to do these things. Do not do anything that might make a judge ... Eviction Toolkit. Texas RioGrande Legal Aid Eviction Toolkit - English (PDF, 561KB) Texas RioGrande Legal Aid Eviction Toolkit - español (PDF, 388KB) If you are facing an eviction and would like to speak with someone, you can call the Neighborhood & Housing Services Department at 210.207.5910 or email evictionhelp@sanantonio.gov with questions. CDC Eviction ... 2022-01-03 · Get the downloadable 10-Day Eviction Notice for Nonpayment of Rent form template below (.pdf direct link). 2/7/30-Day Lease Termination Notice (No Lease/ End of Lease) In the state of North Carolina, if tenants "hold over," or stay in the rental unit after the rental term has expired, then the landlord must give tenants notice before evicting them.

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