

EVICTIION NOTICE TO QUIT **SAMPLE**

Notice Date: **February 7th, 2020**

DEAR TENANT(S) **Jon and Jane Smith,**

This eviction notice is in reference to the lease signed on **August 1st, 2019**, for the following property: **123 Main Street, Los Angeles, CA 90012.**

The lease violation is described as: (check one)

- **Non-Payment of Rent** – It is required that within **3** days that the Total Amount Due is paid:
(check all that apply)

- Back-Rent: **\$1,200.00**

- Penalties/Late Fees: **\$50.00**

- Other: \$ _____

Total Amount Due: **\$1,250.00**

If you do not pay the Total Amount Due within the specified time period, you will be required to vacate the premises immediately or an eviction action may be filed against you. Partial payment will be refused.


- **Non-Compliance** – It is required that within _____ days that you fix the following lease violation: _____.

If you do not fix or cure the issue within the specified time period, you will be required to vacate the premises immediately or an eviction action may be filed against you.

- **Illegal Acts** – It has been known that you have committed illegal acts on the premises. Therefore, you shall be required to vacate the premises the immediately or the minimum required time-period under State law, whichever is lesser, or an eviction action may be filed against you.

YOU ARE FURTHER NOTIFIED THAT if your fail to perform or otherwise comply with the demands in this notice, that the landlord may file legal proceedings and a judgment may be made against you. Any judgment may also include the landlord's costs and attorney's fees for filing an eviction action.

Sincerely,

Landlord (or Authorized Agent) Signature:  _____

Date: **February 7th, 2020**

Address: **500 Wilshire Blvd, Santa Monica, CA 90401**

Telephone: **(310) 555-5555**

CERTIFICATE OF SERVICE

METHOD OF SERVICE: (check one)

- POSTED ON DOOR ON _____ 20,____.

- HAND-DELIVERED ON _____ 20,____.

- CERTIFIED MAIL (WITH RETURN RECEIPT).

Signature

A handwritten signature in red ink is written over a horizontal line. The signature is stylized and appears to consist of several loops and flourishes.