Notice to Terminate Month-to-Month Lease

DATE:_____

PREMISES: _____

TENANT: _____

LANDLORD: _____

Landlord's Address: _____

As TENANT of the above-described PREMISES, you are hereby notified that LANDLORD has elected to terminate your tenancy of the PREMISES effective one month from the ____ day of _____, 20___, which is your next rent payment due date, and LANDLORD hereby demands that you remove from the PREMISES and surrender peaceful possession of the PREMISES to LANDLORD by said termination date.

You are further hereby notified that acceptance by LANDLORD of any future rent payments or other lease performance by TENANT shall not constitute a waiver or withdrawal of this notice and that if you do not vacate by said termination date, LANDLORD intends to take legal action against you for recovery of possession of the PREMISES, double damages (twice the fair rental value) for each day you remain in the PREMISES after said termination date, and other applicable legal remedies.

LANDLORD:

_____

Signature of landlord or authorized representative

Certificate of Service: The undersigned certifies that a true copy of the foregoing notice was served on the ____ day of _____, 20___ as follows (only the checked item applies): ___ by personal delivery to TENANT, or ___ by personal delivery to a person at least 15 years old residing in the PREMISES, or ___ by posting on the door of the PREMISES if no one was present at the PREMISES at the time of service.

_____

Signature

The foregoing certificate of service was subscribed and sworn to before me this ___ day of _____, 20___. My commission expires: _____.

_____

Notary Public