

NOTICE FROM LANDLORD TO TENANT – TERMINATION OF NON COMPLIANCE OTHER THAN FAILURE TO PAY RENT

Lease violations which entitle the landlord to send this notice include having or permitting unauthorized pets, unauthorized guests, or unauthorized vehicles: parking in an unauthorized manner or permitting such parking; failing to keep the premises clean and sanitary; or other activities not permitted by the lease.

Under some situations, such as the tenant's intentional destruction of property of the landlord or other tenants, the landlord may be able to terminate the lease without giving the tenant an opportunity to remedy. For the notice necessary to terminate the lease under these circumstances, see Florida Statutes 83.56(2)(a).

The delivery of this written notice may be by mailing or delivery of a true copy to the premises, or, if the tenant is absent from the premises, by leaving a copy of the notice at the premises.

This written notice must be delivered, and the seven-day time period must run, prior to any termination of the lease or any lawsuit for eviction.

SOURCE: Section 83.56(2)(b), Florida Statutes (2014)

(Tenant's Name and Address)

Dear _____
(Tenant's Name)

You are hereby notified that (*cite the non-compliance*) _____

Demand is hereby made that you remedy the non-compliance within seven days of receipt of this notice or your lease shall be deemed terminated and you shall vacate the premises upon such termination. If this same conduct or conduct of a similar nature is repeated within twelve months, your tenancy is subject to termination without you being given an opportunity to cure the non-compliance.

Landlord's Name: _____

Address: _____

Phone Number: _____

Date: _____

This form was completed with the assistance of:

Name: _____

Address: _____

Phone Number: _____

Copies to: _____

____ by U.S. Mail

____ by Hand Delivery