
DATE

Re: Property Located At:

NOTICE TO VACATE MPDU FOR FAILURE TO RECERTIFY

Dear _____:

This correspondence is to notify you that the owner of the premises in which you reside desires to have and again repossess said premises for breach of the lease agreement. Specifically, you have failed to submit all the required recertification information within thirty (30) days of receiving notice from the Landlord that you were due to recertify and requested the required documentation. The MPDU law requires that if the tenant fails to provide the recertification information within the thirty (30) day period, the tenant must vacate the unit within sixty (60) days of receiving notification from the Landlord that the recertification form and required documentation were not received.

You are given sixty days' notice to quit and vacate. You and all your possessions and any and all persons not named on the lease must vacate by midnight of (date) _____. This notice will not be rescinded. You and all your effects are to be removed from the premises by the date and time stated above.

Landlord expressly informs you that Landlord's acceptance of money after the above date will not be accepted as rent under your lease, but rather, will only be accepted by Landlord as being on a quantum meruit basis, and, therefore acceptance of said money does not constitute a waiver by the Landlord of this Notice to Quit and Vacate the premises. Landlord further informs you that any tender of such money by you and subsequent acceptance by Landlord will be conclusive evidence that the money was tendered by you and accepted by the landlord with full understanding that the landlord is not waiving this Notice to Quit and Vacate the premises and the Landlord fully intends to proceed pursuant to this Notice.

General information and assistance regarding evictions are available from the Department of Housing and Community Affairs, Office of Landlord-Tenant Affairs.

Sincerely,

Owner/Agent

Address

Telephone Number