

**NOTICE TO QUIT  
EVICTION FOR NON-PAYMENT OF UTILITIES**

To Tenant: \_\_\_\_\_  
at rental unit address: \_\_\_\_\_  
\_\_\_\_\_

**Violation:** You have breached your rental agreement with me by not paying \$\_\_\_\_\_ to \_\_\_\_\_, and the services have been stopped.  
\_\_\_\_\_  
Electric, Natural Gas, or Water Company

**Remedy:** If there is no damage to the property, you have **3 days** after I give you this Notice to (1) get the utility service running again, and (2) pay me \$ \_\_\_\_\_ (the amount I paid to keep service running). If you do **not** do these things within **3 days** you must move out by: Date: \_\_\_\_\_ Time: \_\_\_\_\_  a.m.  p.m.  
[This date must be at least **5 days** after the Landlord gives this Notice to the Tenant.]  
If you do not fix the violations within **3 days** of receiving this Notice or move out by the date and time listed above, I may start a court case to evict you.

**No Remedy:** This is the second Notice for the same violation in six months. You must move out by: Date: \_\_\_\_\_ Time: \_\_\_\_\_  a.m.  p.m.  
[This date must be at least **5 days** after the Landlord gives this Notice to the Tenant.]  
If you do not move out by the date and time listed in this paragraph, I may start a court case to evict you.

Owner/Property Manager

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Print Title: \_\_\_\_\_

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**Landlord's Record of Service**

Instructions: Give a **copy** of this Notice to the Tenant at least one of the ways listed below. Keep this original and fill out the section below after you give the Tenant a copy. If the Tenant signs, it must be on the original version that you keep.

On \_\_\_\_\_ at \_\_\_\_\_  a.m.  p.m.

Tenant acknowledges getting this Notice: \_\_\_\_\_  
Tenant Signature

I personally gave a copy of this Notice to the Tenant: \_\_\_\_\_  
Print Tenant Name

I tried to give a copy of this Notice to the Tenant named above. I knocked on the door, and no one answered. I believed the Tenant was absent, so I securely taped a copy of this Notice to the front door of the rental unit.

I mailed the Tenant a copy of this Notice by registered or certified mail. I have the return receipt.

\_\_\_\_\_  
Date Signature Print Name

**ATTACH ORIGINAL TO COMPLAINT IF YOU FILE AN EVICTION CASE**



# Eviction Diversion Program

## Pre-Filing Information Sheet

Your landlord has given you a **Notice to Quit**. This is the first step in the eviction process. If you and your landlord do not work things out, your landlord may start a court case to evict you.

A **Notice to Quit** tells you:

- The reason the landlord wants to evict you,
- A way to fix the problem, if it can be fixed, and
- The day you need to move out by to stop the landlord from starting an eviction case.

### Act



#### Do not ignore the Notice to Quit.

If you ignore the notice to quit, your landlord may start a court case to evict you. You have options:

- Try to fix the problem,
- Talk to your landlord and try to work out an agreement, or
- You move out.

### Learn



#### It is always a good idea to get legal information and advice.

Get **free** legal information from the court's webpage: visit [ak-courts.info/housing](http://ak-courts.info/housing) or scan the QR code.



Get **free** legal advice from volunteer lawyers with Alaska Legal Services Corporation's (ALSC) **Landlord-Tenant Helpline:**

**855-743-1001** Monday – Thursday  
6:00 p.m. – 8:00 p.m.

If you think you may qualify for ALSC services, apply at [888-478-2572](http://888-478-2572) or [alsc-law.org/apply-for-services](http://alsc-law.org/apply-for-services)

### Get Help



#### Contact the court's Eviction Diversion Program for free help.

The court has **free**, neutral mediators who can help landlords and tenants work out their issues.

##### Get more information:

- Go to [ak-courts.info/edp](http://ak-courts.info/edp) or
- Scan the QR Code



##### Sign-up:

- Go to [ak-courts.info/edpsignup](http://ak-courts.info/edpsignup) or
- Scan the QR Code or
- Call 907-264-0883

