

**NOTICE TO QUIT
EVICTION FOR VIOLATION OF RENTAL AGREEMENT**

To Tenant: _____
at rental unit address: _____

Violation: You breached your rental agreement or housing law in these important ways:

Remedy: You can fix the violations listed above by doing the following:

Violations must be fixed by: Date: _____ Time _____ a.m. p.m.
[*This date must be at least **10 days** after the Landlord gives this Notice to the Tenant.*]
If you do not fix the violations or move out by the date and time in this section, 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.*]
You cannot fix the violation. If you do not move out by the date and time listed in this section, I may start a court case to evict you.

Owner/Property Manager

Signature: _____ Date: _____
Print Name: _____ Print Title: _____

Landlord's Record of Service

Instructions: Give a **copy** of this Notice to the Tenant 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: _____
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 the 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 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 or 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 or
- Scan the QR Code



Sign-up:

- Go to ak-courts.info/edpsignup or
- Scan the QR Code or
- Call 907-264-0883

