

Tenant & Landlord Resources:

Eviction Notices

Overview

Notices are the first step in the eviction process. A **Right to Cure** notice allows tenants to fix a problem in a specified timespan to prevent eviction. A tenant with a **No Right to Cure** notice will either need to vacate the property or prepare for eviction court.

Types of Notices

5 Day (Right to Cure)	<ul style="list-style-type: none">• Tenant missed a rental payment• Tenant caused property damage• Tenant broke the lease terms
5 Day (No Right to Cure)	<ul style="list-style-type: none">• Property deemed a drug or gang nuisance by law enforcement• Documentation that tenant is threat to others in immediate vicinity• Tenant is manufacturing/distributing drugs
14 Day (No Right to Cure)	<ul style="list-style-type: none">• Tenant missed a rental payment (monthly or weekly tenants)• Tenant missed a rental payment after prior 5-Day within the year (yearly tenants)• Tenant caused property damage or broke lease terms (monthly/weekly tenant)• Tenant caused property damage or broke lease terms after prior 5-Day (yearly tenants)
28 Day (No Right to Cure)	<ul style="list-style-type: none">• For monthly and weekly tenants only• No reason needed for notice• Can be longer than 28 days, but last day must be last day of rent period
30 Day (Right to Cure)	<ul style="list-style-type: none">• For tenants with lease longer than one year only• Tenant missed a rental payment• Tenant caused property damage or broke lease terms

