



PINAL COUNTY JUSTICE COURTS

30-DAY NOTICE OF TERMINATION

**INSTRUCTIONS
&
FORMS**

30-DAY NOTICE FOR TERMINATION A.R.S. § 33-1375(B)

USE: To terminate a month to month tenancy (by the landlord or the tenant). To advise a tenant (or a landlord) at the end of a fixed term lease period that the lease will not be renewed. No reason is needed to terminate the lease or rental agreement. *Unlike all of the other notices where a tenant is essentially being evicted for cause or for a specific reason, the 30-day notice of termination can be used without a specific reason.*

Exception: The landlord of a mobile home park may not terminate or refuse to renew a rental agreement without good cause. **A.R.S. § 33-1476(B).**

WHEN: Notice must be given at least thirty days before the next rental due date.

- ✓ If the rent is due on June 1st, a 30-day notice must be given prior to the 1st to terminate the rental agreement on June 30th.
- ✓ If the notice is given after June 1st, the termination of the rental agreement will be on July 31st.
- ✓ Variation: A week-to-week tenancy may be terminated by giving a written notice of at least ten days prior to the termination date specified in the notice. **A.R.S. § 33-1375(A)**

EFFECTIVE DATE OF NOTICE, A.R.S. § 33-1313

CERTIFIED MAIL: When the notice is sent by certified mail it becomes effective on the date the notice is actually received or 5 days after the date the notice is mailed, whichever occurs first. A 30-day notice becomes a 35-day notice (30+5). A forcible detainer complaint can be filed with the court on the 36th day.

PERSONAL DELIVERY: The hand-delivered notice becomes effective when received by the tenant. The forcible detainer complaint can be filed with the court on the 31st day.

Any step reasonably calculated to inform a person (whether or not the other actually comes to know of it) may be considered proper notice.

Notices taped to the tenant's door are not considered as proper notice.

For the purpose of this section "days" are calendar days. When filing a forcible detainer action, please bring a copy of your notice to the court.

Please refer to the Arizona Residential Landlord & Tenant Act for complete details.

NOTICE OF TERMINATION OF MONTH-TO-MONTH TENANCY

Tenant: _____

Address: _____

Apt. No. _____

Date: _____

Your/our rental agreement is currently on a month-to-month basis, from the _____ day of each month through the _____ day of the following month.

Pursuant to **A.R.S. § 33-1375**, you are hereby given notice that your/our rental agreement will terminate on _____, which is the next rental payment date, more than 30 days from the date of this notice. Please contact me prior to this date to arrange a move-out inspection of the rental and the return of the security deposit.

Date hand delivered: _____

Owner/Owner's Agent

Date sent certified mail: _____