

FOR CAUSE NOTICE – EXAMPLE A

Landlord Notice to Tenant to Vacate for Cause

(One-month notice required)

Date: _____ (Notice to vacate must be received by the Tenant prior to the rent due date)

Dear Tenant Name:

In accordance with Section 6.16.150.A.1 of the Takoma Park Landlord-Tenant Law, this letter serves as one month notice for you to vacate Apt/Unit _____ at _____, Takoma Park, MD 20912 because you violated the terms of your lease. The violation(s) is/are as follows:

(a) _____; Violation of Section _____ of the lease.

(b) _____; Violation of Section _____ of the lease.

Your tenancy will be terminated on _____, 20____. Please arrange to return your key to me by that date. Please note that you remain responsible for payment of the rent up to the lease termination date indicated above.

You may contact the Takoma Park Landlord-Tenant Affairs Division by calling 301.891.7215 if you have any questions regarding this notice or your rights as a tenant.

Sincerely,

Landlord Name

Phone Number

Note: No notice is required when a tenant has breached the lease by not paying the rent; however, the only way for a landlord to repossess the rental unit in a non-payment of rent situation is by filing a legal action in the District Court for Montgomery County and comply with the applicable provisions and procedures of Maryland law.