

NOTICE OF TERMINATION OF TENANCY AND NOTICE TO VACATE

TO: _____ (*Tenant name*)

ALL OTHER OCCUPANTS

_____ *(Tenant's address as stated in the Lease)*

NOTICE IS HEREBY GIVEN THAT:

Pursuant to the Lease Agreement with (*Owner name*) _____
(the "Owner") dated (*date of lease*) _____ by which you hold possession of the premises described as (*address of the property as stated in the Lease*) _____ (the "Property"), your tenancy will terminate on (*last day of the month or rental period**) _____.

Your month-to-month tenancy at the Property is hereby terminated as of (*same date as above, last day of the month or rental period*) _____. You are to vacate the property and remove all personal belongings no later than (*same date as above*) _____. You will have no further entitlement to tenancy and possession of the Property after (*same date as above*) _____.

ON OR BEFORE (*same date as above*) _____, you are hereby required to deliver up possession of the Property, of which you are now in possession, to:
(*Owner name and contact information, including mailing address, email address, and phone number*)

This does not absolve you of the responsibility to pay any and all past due rent, fees, and costs owed to date. The Owner specifically reserves the right to pursue any claims for unpaid rent, fees, costs, deposits and the like.

IF YOU FAIL to vacate the Property within the period described, you will be unlawfully detaining possession of the Property, and pursuant to *Utah Code Ann.* § 78B-6-811, you will be liable for **treble damages** for such unlawful detainer, and a lawsuit will

be commenced against you for three (3) times the damages assessed by the Court for unlawful detainer, including but not limited to attorney fees, lost rent, waste, and the like, together with the costs of the lawsuit.

This notice has been given in accordance with the provisions of *Utah Code Ann.* §78B-6-802 and §78B-6-805. You are advised to seek competent legal counsel if you have questions or concerns regarding your rights. Contact the undersigned, if you have questions or comments regarding this matter.

DATED this ____ day of _____, 20____.

Owner

* Utah Code section 78B-6-802(1)(b) requires a landlord to give notice of termination fifteen (15) calendar days or more before the end of the month or rental period to terminate during that month or rental period. In other words, if a notice of termination of a month-to-month lease is given during the second half of the month, the date of termination must be at the end of the following month.