

**NOTICE OF TERMINATION OF PERIODIC TENANCY
(TEN/THIRTY DAY NOTICE TO VACATE)**

From: _____
(tenant)

Date: _____

To: _____

(landlord)

You are hereby notified that pursuant to [A.R.S. § 33-1375](#), Arizona Revised Statutes, my tenancy of the premises known as:

(name of complex or address of residence)

is terminated effective _____, 20____.

My rent is next due on _____. This termination letter gives you notice of at least [] 30 days if month-to-month, or [] 10 days if week-to week.

I/we will vacate these premises on or before the above termination date. I understand that if I fail to comply with this notice a special detainer action may be filed against me in the manner prescribed in [ARS § Title 12, Chapter 8, Article 4](#).

I am also aware that the law provides as follows:

“If the tenant remains in possession without the landlord’s consent after expiration of the term of the rental agreement or its termination, the landlord may bring a action for possession and if the tenant’s holdover is willful and not in good faith the landlord, in addition, may recover an amount equal to not more than two months’ periodic rent or twice the actual damages sustained by him, whichever is greater. If the landlord consents to the tenant’s continued occupancy, [33-1314, subsection D](#), applies.”

More information is available at www.AZLawHelp.org or www.AZCourtHelp.org.

NOTICE IS SERVED BY: _____ DATE: _____
(name of person serving the notice)

[] Delivered in hand to the Landlord or other authorized representative:

(name of the person who received the notice)

[] Certified Mail -Receipt Number: _____