

Landlord's Notice to Tenant

24 HOUR NOTICE OF TERMINATION OF TENANCY

See Section 30(1) of the Residential Tenancies Act

TO: WILLIE NILLIE AND ALL OCCUPANTS

ADDRESS: BASEMENT, 12345 – 45 STREET, EDMONTON, AB T7T 7T7

I give you notice at 9:00pm, March 3, 2010 that the tenancy between me as landlord and you as tenant for Basement, 12345 - 45 Street, Edmonton, AB is terminated on March 4, 2010. You must vacate the premises by 9:00pm, March 4, 2010.

Comment [Z1]: If posted: must be in conspicuous place (not under door or in envelope). See RTA Sec. 57.

Comment [Z2]: Notice applies only to Tenants. NOT unauthorized persons.

Comment [Z3]: Identify only acknowledged Tenants who are legally responsible.

Comment [Z4]: Address including postal code

Comment [Z5]: Address correct and in full.

Comment [Z6]: Legal action must commence within 10 days after termination date if Tenant fails to vacate.

Comment [Z7]: Termination and vacate time and dates in full.

Comment [Z8]: Select reason/s.

The tenancy is being terminated for the following reason(s), the tenant has:

- done or permitted significant damage to the residential premises, or the common areas
- physically assaulted or threatened to physically assault the landlord or other tenants

Particulars:

- The witnessed deliberate acts causing damage took place and were reported March 2, 2010 and resulted in (and included) fire set to the garage, several broken house windows, and glass strewn over the interior and exterior common areas.
- The Tenants and Occupants are in breach of section 21(e) of the Residential Tenancy Act which indicates that "the tenant will not do or permit significant damage to the premises, the common areas, or the common areas of which they form a part;"
- The Tenants and Occupants are in breach of section 21(d) "that the tenant will not endanger persons or property in the premises, the common areas or the property of which they form a part;"
- The Tenants and Occupants are in breach of section 21(b) of the Residential Tenancies Act "that the tenant will not in any significant manner interfere with the rights of either the landlord or other tenants in the premises, the common areas or the property of which they form a part;"

Comment [Z9]: Important, concise, accurate, factual particulars. NOT accusatory.

DATED THIS 3rd DAY OF MARCH, 2010

Comment [Z10]: Date in full.

(Full Name of Landlord/Agent) (Address of Landlord/Agent)

(Signature of Landlord/Agent) Tel: _____

Comment [Z11]: Insert Name and Signature, Include full contact details.

Time: _____ am/pm
Date: _____
Month/Day/Year
Method of Service (Posted / Personal): _____

Comment [Z12]: Recommended detail.