

Notice to Quit



What is a Notice to Quit?

A Notice to Quit is a **formal written notice** from the landlord saying that there is an issue. It means that the landlord may start an eviction case unless the tenant either fixes the problem (for example paying all the rent due) or moves out. Some problems can't be fixed – see the chart below.

Notice to Quit Requirements

The Notice to Quit must:

- ☒ be in writing on paper
- ☒ be given to a tenant, left at the home if the tenant isn't there, or sent by registered or certified mail
- ☒ give the reason for ending the tenancy
- ☒ give a deadline with the date and time that the tenant must fix the issue, if the issue can be fixed, or move out
- ☒ explain how the issue can be fixed, if it can
- ☒ include that the landlord may start an eviction case if the tenant doesn't address the issue by the deadline

Timelines for Common Notices to Quit

Notice Reason	Can the tenant fix it and stay?	Time to fix or move out before landlord starts an eviction case
Non-Payment of Rent	Yes, by paying all the rent owed.	pay or move out in 7 days (30 days if federally backed mortgage or covered housing. See ak-courts.info/civ731 to see if it applies)
Lease Violation	1 st time: Usually yes, by stopping or fixing the violation.	1 st time: fix or move out in 10 days
	2 nd time of same lease violation, within 6 months: No. If the landlord proves the violation in court, the tenant has to move out.	2 nd time, within 6 months: move out in 5 days
Termination of Tenancy (ending month-to-month lease or non-renewal of lease)	No. If the landlord proves in court that the lease is ending or the lease is month to month, the tenant has to move out.	move out 30 days from the next date rent is due

Common Issues with a Notice to Quit

- Landlord not giving enough time to fix the problem or move out.
- A Notice to Quit for nonpayment of rent including other fees, for example late fees or interest.
- The landlord doesn't give the tenant the notice by one of the methods listed above.
- The landlord not telling the tenant how to fix the problem, if it can be fixed.

more information & resources:

k-courts.info/housing
ak-courts.info/housingresources

