

**NOTICE TO QUIT  
EVICTION FOR VIOLATION OF RENTAL AGREEMENT**

To Tenant: \_\_\_\_\_  
at rental unit address: \_\_\_\_\_  
\_\_\_\_\_

**Violation:** You breached your rental agreement or housing law in these important ways:  
\_\_\_\_\_  
\_\_\_\_\_

**Remedy:** You can fix the violations listed above by doing the following:  
\_\_\_\_\_

Violations must be fixed by: Date: \_\_\_\_\_ Time \_\_\_\_\_  a.m.  p.m.

[ *This date must be at least **10 days** after the Landlord gives this Notice to the Tenant.* ]

If you do not fix the violations or move out by the date and time in this section, I may start a court case to evict you.

**No Remedy:** This is the second Notice for the same violation in six months. You must move out by Date: \_\_\_\_\_ Time: \_\_\_\_\_  a.m.  p.m.

[ *This date must be at least **5 days** after the Landlord gives this Notice to the Tenant.* ]

You cannot fix the violation. If you do not move out by the date and time listed in this section, I may start a court case to evict you.

Owner/Property Manager

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Print Title: \_\_\_\_\_

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**Landlord's Record of Service**

Instructions: Give a **copy** of this Notice to the Tenant one of the ways listed below. Keep this original and fill out the section below after you give the Tenant a copy. If the Tenant signs, it must be on the original version that you keep.

On \_\_\_\_\_ at \_\_\_\_\_  a.m.  p.m.

Tenant acknowledges getting this Notice: \_\_\_\_\_  
Tenant Signature

I personally gave a copy of this Notice to the Tenant: \_\_\_\_\_  
Tenant Name

I tried to give a copy of this Notice to the Tenant named above. I knocked on the door, and no one answered. I believed the Tenant was absent, so I securely taped the copy of this Notice to the front door of the rental unit.

I mailed the Tenant a copy of this Notice by registered or certified mail. I have the return receipt.

\_\_\_\_\_  
Date Signature Print Name

**ATTACH ORIGINAL TO COMPLAINT IF YOU FILE AN EVICTION CASE**



# Eviction Diversion Program

## Pre-Filing Information Sheet

Your landlord has given you a **Notice to Quit**. This is the first step in the eviction process. If you and your landlord do not work things out, your landlord may start a court case to evict you.

A **Notice to Quit** tells you:

- The reason the landlord wants to evict you,
- A way to fix the problem, if it can be fixed, and
- The day you need to move out by to stop the landlord from starting an eviction case.

### Do not ignore the Notice to Quit.

#### Act



If you ignore the notice to quit, your landlord may start a court case to evict you.

You have options:

- Try to fix the problem,
- Talk to your landlord and try to work out an agreement, or
- You move out.

### It is always a good idea to get legal information and advice.

#### Learn



Get **free** legal information from the court's webpage:  
visit [ak-courts.info/housing](http://ak-courts.info/housing) or scan the QR code.



Get **free** legal advice from volunteer lawyers with Alaska Legal Services Corporation's (ALSC) **Landlord-Tenant Helpline:**

855-743-1001

Monday – Thursday  
6:00 p.m. – 8:00 p.m.

If you think you may qualify for ALSC services, apply at 888-478-2572 or [alsc-law.org/apply-for-services](http://alsc-law.org/apply-for-services)