

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

From: \_\_\_\_\_  
*(landlord)*

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

To: \_\_\_\_\_

*(& any/all occupants)*

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
*(name of complex or address of residence)*

**is terminated effective \_\_\_\_\_, 20\_\_\_\_.**

**Your 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.**

You are requested to vacate these premises on or before the above termination date. If you fail to comply with this notice a special detainer action may be filed against you in the manner prescribed in [ARS § Title 12, Chapter 8, Article 4](#).

You are further notified 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](http://www.AZLawHelp.org) or [www.AZCourtHelp.org](http://www.AZCourtHelp.org).

NOTICE IS SERVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
*(name of person serving the notice)*

[ ] Delivered in hand to the Tenant or other occupant:

\_\_\_\_\_  
*(name of the person who got the notice)*

[ ] Certified Mail -Receipt Number: \_\_\_\_\_