

**FORM 58 – NOTICE FROM LANDLORD TO TENANT-TERMINATION FOR
NONCOMPLIANCE OTHER THAN FAILURE TO PAY RENT**

Lease violations which entitle the landlord to send this notice include having or permitting unauthorized pets, unauthorized guests, or unauthorized vehicles; parking in an unauthorized manner or permitting such parking; failure to keep the premises clean and sanitary; or other activities not permitted by the lease.

Under some situations, such as the tenant's intentional destruction of property of the landlord or other tenants, the landlord may be able to terminate the lease without giving the tenant an opportunity to remedy. For the notice necessary to terminate the lease under these circumstances, see Florida Statute 83.52(2)(a)

The delivery of this written notice may be by mailing or delivery of a true copy to the premises, or if the tenant is absent from the premises, by leaving a copy of the notice at the premises.

This written notice must be delivered, and the seven-day time period must run, prior to any termination of the lease or any lawsuit for eviction.

Source: Section 83.52(2)(b), Florida Statutes

To: _____
Tenant's Name

Address

City, State, Zip Code

From: _____

Date: _____

You are hereby notified that you are not complying with your lease in that _____
_____. Demand is hereby made that you remedy the

(Insert noncompliance)

noncompliance within seven days of receipt of this notice or your lease shall be deemed terminated and you shall vacate the premises upon such termination. If this same conduct or conduct of a similar nature is repeated within twelve months, your tenancy is subject to termination without you being given an opportunity to cure the noncompliance.

Landlord's Name _____

Address _____

Phone Number _____

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the Seven Day Notice of which this is a true copy, on the above mentioned Tenant(s) in Possession in the manner indicated below:

_____ On _____, 20____, I handed the notice to the Tenant.

_____ I handed the Notice to a person of suitable age and discretion at the Tenant's residence/business on _____, 20____.

_____ I posted the Notice in a conspicuous place to the Tenant at his place of residence on _____, 20____.

_____ I sent by mail a true copy of the Notice to the Tenant at his place of residence on _____, 20____.

Executed on _____, 20____.

Signature of Landlord/Property Manager