

«today»

Certified Mail

«head_of_household»
«spouse_name» «cotenant_name_1»
«unit_address_line1»
«unit_address_line2»
«unit_address_line3»
«unit_city», «unit_state» «unit_zip»

Re: Notice of Termination of Tenancy for Non-Payment of Rent

Dear «head_of_household»:

As you know, your lease to the premises you now rent as a tenant, namely, «unit_address_line1», «unit_address_line2», «unit_address_line3», «unit_city», «unit_state», requires that you pay «tenant_rent» on or before the first day of the month.

Because we intend to terminate your tenancy for non-payment of rent pursuant to Mass. Gen. L. ch. 186, you are requested to leave the premises you now rent as a tenant, namely, «unit_address_line1», «unit_address_line2», «unit_address_line3», «unit_city», State of «unit_state», at the end of fourteen days from the date of receipt of this Notice of Termination. Accordingly, you must leave the premises on or before that date and your tenancy will be terminated on that date unless you, on or before the day the answer is due in an action by the landlord to recover possession of the premises, pay or tender to the landlord or to his attorney all rent then due with interest and costs of suit. Unless and until you pay or tender to the landlord and his attorney all rent then due with interest and costs of suit, all payments for future months accepted after receipt of this letter are for use and occupancy only.

The reason for this notice and the proposed termination of your tenancy is non-payment of rent due under your Lease for the month(s) of _____. Non-payment of rent constitutes material non-compliance with your Lease. The law of «unit_state» provides no grace period for the payment of rent. The amount now overdue is **«eviction money due»**.

You have ten days to discuss the proposed termination of your tenancy with your landlord beginning on the earlier of the date you were hand delivered this notice letter or the day after the date of mailing of this notice letter. As you know, your landlord is «mgmt_company», «mgmt_company_address1», «mgmt_company_city», «mgmt_company_state», «mgmt_company_zip» and their telephone number is «mgmt_company_phone».

If you do not leave the premises by the date you are required to do so, our attorney will go to court to get permission to evict you. By law, a court is the final authority in every eviction. If you believe that you are entitled to remain as a tenant, you or your lawyer may present your case in court. You are hereby notified to produce the original of this letter at any trial for possession of the premises.

Sincerely,

«mgmt_company»