

**Notice of Material and Irreparable Breach
Immediate Notice to Move**

() _____
Tenant(s) Name / Address / Phone

() _____
Landlord(s) or Agent's Name / Address / Phone

Notice Date: _____

You have violated your rental agreement. **The violation(s) cannot be fixed. Your landlord wants you to move out now and return the keys immediately.** The following is what happened, where it happened and when. Attach additional sheet(s) if needed.

An eviction action may be or has been filed against you. If an eviction action has been filed, you have the right to appear in court to dispute the eviction action. After a hearing, the judge will decide if you have to move or if you can legally stay in the rental. If a judgment is entered against you, a Writ of Restitution (a court order to have you removed from the rental) may be issued between 12-24 hours from the date a judgment is signed and you may be required to pay damages, attorney fees, and court costs.

Date: _____ Signature: _____

This notice is served by:
 Hand delivery to (name): _____ who is the tenant occupant
 By certified mail (mail receipt #): _____

This notice is given under [A.R.S. § 33-1368\(B\)](#). The laws about this notice are found in the Arizona Residential Landlord and Tenant Act. For more information on the Act, eviction actions, and your rights, please visit the [Arizona Department of Housing](#), the [Maricopa County Justice Courts](#), [www.AZLawHelp.org](#) or [AZCourtHelp.org](#).