

Note: You can use this form letter if the tenant rents a house, room, apartment, or mobile home from you. Do not use this form letter if the tenant owns a mobile home and rents only the lot that it sits on from you.

Date: _____ (the date you mail or hand-deliver
the notice letter)

From (write your name and address):

_____ (name)

_____ (street address or P.O. Box)

_____ (city, state, ZIP)

_____ (phone)

To (write the tenant's name and address):

_____ (name)

_____ (street address or P.O. Box)

_____ (city, state, ZIP)

_____ (phone—optional)

Dear (write the name of the tenant): _____,

Please take notice that I am ending your rental of my property located at (write
the address of the rental the tenant lives in):

_____.

You have received this notice letter because (check the box next to the
paragraph below that fits the situation):

You have a month-to-month tenancy and I would like to end the tenancy. You must move out within **30 days** after receiving this notice. Section 70-24-441(2), MCA.

You have a week-to-week tenancy and I would like to end the tenancy. You must move out within **7 days** after receiving this notice. Section 70-24-441(1), MCA.

You have not paid your rent. You have **3 days** after you receive this notice to pay your rent in full, or to move out. Section 70-24-422, MCA. As of today, you owe me (*write the total amount due*):

Rent: \$_____

I have already given you notice of a violation of the rental agreement within the last 6 months, and you have committed this same violation again. The violation you have committed again is (*write the violation that the tenant committed*):

You must move out within **5 days** after you receive this notice. Section 70-24-422(1)(e), MCA.

You must fix this non-compliance or violation or move out within **14 days** after you receive this notice. Section 70-24-422(1)(d), MCA.

NOTE: If I mailed this letter to you, you may add 3 days to the date of mailing before you start counting the days in the notice period given above. For example, if I mailed a letter giving you a 3-day notice on April 2, you would not have to move out until April 8 (April 2 + 3 days mailing = April 5 + 3 days notice = April 8). If I hand-delivered this letter to you, start counting the days in the notice period on the day after you received the letter. For example, if I hand-delivered a letter giving you a 3-day notice on April 2, you would not have to move out until April 5.

If you have not fixed your lease violation or moved out in the number of days given above, I may take you to court to have you evicted.

Sincerely,

(sign your name)