

## 30-DAY NOTICE TO TERMINATE TENANCY

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

PLEASE TAKE NOTICE that your lease in the above described premises is being terminated thirty (30) days from today's date pursuant to your lease.

This Notice is intended to terminate your tenancy in accordance with Utah Code Annotated § 78B-6-802(1) (2010). Accordingly, this Notice is served 30 days or more prior to the end of your current rental period.

YOU ARE HEREBY REQUIRED to vacate and surrender possession of the above described premises to the undersigned on or before the above date.

YOU ARE FURTHER NOTIFIED that if you fail to vacate and deliver up possession of the premises on or before the above date, you will be unlawfully detaining possession and the undersigned will institute legal proceedings to evict you from the premises in accordance with Utah Code Annotated § 78B-6-812 (2008). You will be liable for **TREBLE DAMAGES** for each day that you unlawfully detain the premises, including any damage to the premises, plus court costs and attorney fees.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
By:

### FAIR DEBT COLLECTION PRACTICES ACT NOTICE:

THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Unless you dispute the validity of this debt within 30 days, it will be assumed by the landlord to be valid. If you notify the landlord in writing, within 30 days that you dispute this debt or any portion thereof, the landlord will obtain and mail to you verification of this debt or a copy of a judgment against you. Upon your written request within the 30-day period, the landlord, or the person or entity serving this notice, will provide you with the name and address of the original landlord, if different from the current landlord.

## Return of Service

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I served

with a copy of the attached **30-DAY NOTICE TO TERMINATE TENANCY**  
by the following:

\_\_\_\_\_ delivering a copy to said individual personally at:\_\_\_\_\_.

\_\_\_\_\_ leaving a copy with \_\_\_\_\_, a person of suitable  
age and discretion at the usual place of abode of the person being  
served.

\_\_\_\_\_ Posting Notice on the Door

\_\_\_\_\_ other:\_\_\_\_\_  
\_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Served By