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lease agreement or leave the property. Unconditional quit: The tenant has either done something that cannot be remedied or no-cause termination is happening. The general notice to vacate we have talked about today is used for the unconditional quit situations. This means there is nothing the tenant can do to fix the situation; they must leave the property. As previously mentioned, this can be because they broke the lease agreement but it can also be because the landlord or the tenant no longer wants to continue the tenancy. In cases where there is a potential cure for the situation, you should use the proper eviction notices for those specific situations. Can I File For Eviction After Sending A Notice To Vacate? While a notice to vacate is not the typical eviction notice used by landlords, it is possible to file for eviction after sending this notice. Of course, specific conditions must be met. If you send this notice and doing so is within your legal rights, the tenant must move out by the date stated. A tenant not moving out is cause for filing for eviction, and you can begin the eviction process as soon as they do not leave the property on time. You have given them notice, and they did not leave. Now, it is within your rights to file for eviction. Keep Everyone On The Same Page Determining how to write a notice to vacate to send to a tenant can be confusing if you have never done it before. How do you know what the right words are? How can you be sure you covered everything? How do you write a notice to vacate a property from scratch? Of course, you just need to remember these things: Make sure you are within your legal rights to ask the tenant to leave. Send the notice with the appropriate amount of time. Follow our guidelines for how to write your own notice to vacate template. Carefully following these steps will ensure you are doing the right thing as a landlord. You have a responsibility to inform you tenants about their need to vacate as early as possible, and the notice to vacate can help you to do just that. Use it wisely, and you will find that the communication between you and tenants as they move out will be better than ever before.