

MINNESOTA NOTICE TO QUIT

Pursuant to § 504B.285

Date: _____

To: _____ & All other Occupants

You are hereby notified to quit and deliver after your receipt of this notice the premises that you occupy as a tenant, to wit:

The entire premises located at:

_____, Apartment # (if applicable) _____
(Street Address)

_____, _____, _____,
(City) (State) (Zip)

together with all the landlord's appurtenances thereto belonging.

The reason for this notice is non-payment of rent. As of the above date, the amount of your arrearage balance is as follows: TOTAL\$_____

Your failure to pay rent entitles your landlord to bring an action to evict by this date: _____. If the landlord does bring an action, you will receive an additional notice informing you of the time and place of the hearing at least seven (7) days in advance.

In an action for judicial eviction, you may present a defense, including that you have in fact paid the amount owed. If you plan to claim that you withheld rent because of the landlord's failure to make repairs, the judge may ask you to pay rent regardless, then hold on to the money until the issue is resolved.

If the landlord is successful in evicting you, you may remain in the property by also paying the court fees associated with an eviction action.

If payment is not made and you do not move-out, you are hereby notified to produce this notice at any court where this case may be heard.

Sincerely,

Landlord/Manager Name _____

Phone Number _____

Date _____

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