

# NOTICE TO QUIT FOR NONPAYMENT OF RENT

**Date:** 12-27-2017

**Tenant(s):** John Doe and Jane Doe

**Address:** 123 Main Street, Apt. #2

**City, State, Zip:** Dorchester, MA 02124

**Mailing Address:** same address as referenced within

**Your rent being in arrears, you are hereby notified to quit and deliver up in FOURTEEN (14) DAYS from the receipt of this notice the above described premises now held by you as my tenant.**

**The amount of rent owed by you is:** \$5,000.00. September 2017 \$1,000.00, October 2017 \$1,000.00, November 2017 \$1,000.00, December 2017 \$1,000.00.

### **Cure Rights of Tenant at Will**

If you have not received a notice to quit for nonpayment of rent within the last twelve months, you have the right to prevent termination of your tenancy by paying or tendering to your landlord, or landlord's attorney or the person to whom you customarily pay your rent, the full amount of rent due within 10 days after your receipt of this notice. CHAPTER 494, ACT OF 1977

### **Cure Rights of Tenant under Lease**

If you are a tenant under an unexpired written lease, you have until the day the answer is due, in any action by your landlord to recover possession of the premise, to pay or tender to your landlord or to your landlord's attorney, all the rent then due, with interest and costs of suit, to prevent the termination of your lease.

### **Reservation of Landlord's Rights**

Otherwise, all monies paid to the landlord, after your receipt of this notice will be accepted as use and occupancy and not as rent, without waiving any right to possession of the premises, and without any intention of reinstating your tenancy or establishing a new tenancy.

Failure to respond to this notice shall result in the due process of law for eviction. You are hereby required to produce the original of this notice at any subsequent court proceedings and any other written evidence relevant to this matter.

**Landlord:** Nathaniel Greene

**Address:** 161 Granite Avenue, Dorchester, MA 02124

**Phone:** 617-265-0111

*Officer's Return on Back*