

**Notice of Repeat Material or Health and Safety Breach
10-Day Notice to Move**

Tenant(s) Name / Address / Phone

Landlord(s) or Agent's Name / Address / Phone

Notice Date: _____

You have violated your rental agreement again. This violation cannot be fixed. Your landlord wants you to move out now and return the keys within 10 calendar days.

The first violation was on this date _____. Attached is a copy of the first notice. The second same or similar violation was on this date _____.

This is what happened, when it happened and where it happened (Attach additional sheet(s) if needed):

Your landlord is ending your rental agreement and your right to live in the property.

If you do not move out of the rental and return the keys within 10 calendar days of receiving* this notice, your landlord may file an eviction action against you. If an eviction is filed, you have the right to appear in court and dispute the eviction action. After a hearing, the judge will decide if you have to move or if you can legally remain in the rental. If a judgment is entered against you, you may be required to pay damages, rent, late fees, attorney fees, and court costs. You may remain in the rental property only if the landlord agrees in writing to let you stay.

**If this notice was hand-delivered, you have 10 calendar days to act from the date you or members of your household received the notice. If this notice was sent by certified mail, you have 10 calendar days to act from the date you signed the postal service green card or 15 calendar days from the date the envelope was post-marked, whichever comes first.*

Date: _____ Signature: _____

Landlord Agent

This notice is served by:

Hand delivery to (name): _____ who is the tenant occupant
 By certified mail (mail receipt #): _____

This notice is given under [A.R.S. § 33-1368\(B\)](#). The laws about this notice are found in the Arizona Residential Landlord and Tenant Act. For more information on the Act, eviction actions, and your rights, please visit the [Arizona Department of Housing](#), the [Maricopa County Justice Courts](#), [www.AZLawHelp.org](#) or [AZCourtHelp.org](#).