

**NOTICE TO QUIT  
EVICTION FOR INTENTIONAL DAMAGE TO DWELLING**

To Tenant: \_\_\_\_\_  
at rental unit address: \_\_\_\_\_  
\_\_\_\_\_

**Violation:** You or your guest purposely caused more than \$400 in damage to the unit you are renting from me in the following way(s):

\_\_\_\_\_  
\_\_\_\_\_

Your violation ends your right to live here (your tenancy). You must move out by:

Date: \_\_\_\_\_ Time: \_\_\_\_\_  a.m.  p.m.

[ *This must be at least **24 hours** but no more than **5 days** after the Landlord gives this Notice to the Tenant.* ]

If you have not moved by the date and time listed above, I may start a court case to evict you.

Owner/Property Manager

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

\*\*\*\*\*

**Landlord's Record of Service**

**Instructions:** Give a **copy** of this Notice to the Tenant one of the ways listed below. Keep this original and fill out the section below after you give the Tenant a copy. If the Tenant signs, it must be on the original version that you keep.

On \_\_\_\_\_ at \_\_\_\_\_  a.m.  p.m.

Tenant acknowledges getting this Notice: \_\_\_\_\_  
Tenant Signature

I personally gave a copy of this Notice to the Tenant: \_\_\_\_\_  
Print Tenant Name

I tried to give a copy of this Notice to the Tenant named above. I knocked on the door, and no one answered. I believed the Tenant was absent, so I securely taped a copy of this Notice to the front door of the rental unit.

I mailed the Tenant a copy of this Notice by registered or certified mail. I have the return receipt.

\_\_\_\_\_  
Date Signature Print Name

**ATTACH ORIGINAL TO COMPLAINT IF YOU FILE AN EVICTION CASE**



# Eviction Diversion Program

## Pre-Filing Information Sheet

Your landlord has given you a **Notice to Quit**. This is the first step in the eviction process. If you and your landlord do not work things out, your landlord may start a court case to evict you.

A **Notice to Quit** tells you:

- The reason the landlord wants to evict you,
- A way to fix the problem, if it can be fixed, and
- The day you need to move out by to stop the landlord from starting an eviction case.

### Act



#### Do not ignore the Notice to Quit.

If you ignore the notice to quit, your landlord may start a court case to evict you. You have options:

- Try to fix the problem,
- Talk to your landlord and try to work out an agreement, or
- You move out.

### Learn



#### It is always a good idea to get legal information and advice.

Get **free** legal information from the court's webpage: visit [ak-courts.info/housing](http://ak-courts.info/housing) or scan the QR code.



Get **free** legal advice from volunteer lawyers with Alaska Legal Services Corporation's (ALSC) **Landlord-Tenant Helpline:**

**855-743-1001** Monday – Thursday  
6:00 p.m. – 8:00 p.m.

If you think you may qualify for ALSC services, apply at [888-478-2572](http://888-478-2572) or [alsc-law.org/apply-for-services](http://alsc-law.org/apply-for-services)

### Get Help



#### Contact the court's Eviction Diversion Program for free help.

The court has **free**, neutral mediators who can help landlords and tenants work out their issues.

##### Get more information:

- Go to [ak-courts.info/edp](http://ak-courts.info/edp) or
- Scan the QR Code



##### Sign-up:

- Go to [ak-courts.info/edpsignup](http://ak-courts.info/edpsignup) or
- Scan the QR Code or
- Call 907-264-0883

