

Instructions for CIVIL LAW DEPARTMENT EVICTON NOTICES

Listed below are the 4 types of notices available in the State of Florida for landlords to be served on tenants based on the reasons for eviction.

THREE DAY NOTICE FOR NON-PAYMENT OF RENT:

A three-day notice must list every adult living on the premises along with the proper address of the property. If names are unknown, they may be listed as unknown tenants.

The three-day notice gives the tenant(s) an option to pay up or vacate the premises. The amount stated on the notice can only include back Rent. No late fees or damages may be added. The tenant(s) must be given three full working days (excluding weekends, holidays and date of service) and this must be stated on the notice in the "on or before date" section. The notice **MUST** be signed and DATED to show the courts when service was made and specified as to the "type" of service. This would be either by posting or mailing the notice. This will determine the validity of the three-day notice and further actions by the court.

NOTICE TO QUIT (15 Day and 7 Day Notices)

A notice to quit (15 days notice to vacate) is used when a landlord wishes to terminate a monthly rental. The landlord is not required to give a specific reason when this notice is served. Tenants must be given a 15 day notice **AT LEAST** "15 days prior to when rent is due" again, excluding date of service. Notice must be signed, dated and given a specific date to vacate.

A landlord who wishes to terminate a rental agreement for non-compliance may also serve a 7 day notice when the rental agreement is week to week. Again, the landlord is not required to give a specific reason when this notice is served, and again, the notice must also be signed, dated, and given a specific date to vacate.

SEVEN DAY NOTICE OF NON-COMPLIANCE

When there is a lease agreement, a 7- day notice of non-compliance may be given to tenants who have failed to comply with the provisions of the lease. The notice must list each adult involved along with the correct address of the premises. All reasons for non-compliance **MUST** be listed. The notice must be signed, dated, and given a specific date to vacate if the non-compliance cannot be corrected. If the non-compliance **CAN** be corrected, however, the tenant must given the option to either correct the problem or vacate.

Contact the Civil Law Department at (904) 284/269-6302 ext 6466 if you have any questions regarding completing this form.

To: Peysakh Shamulov
300 SE 9 CT, Hallandale Beach, FL 33009

SEVEN DAY NOTICE FOR NON-COMPLIANCE

Dear Peyksakh Shamulov _____:

You are hereby notified that you are not complying with your lease in that

As of February 24, 2022 it has been brought to our attention that there are a total of 6 occupants in the unit that are not on the agreement residing at your unit. As per your agreement you are allowed to have 2 people residing at the unit and they all have to be registered with the office. Please either remove the unregistered occupants or have all of them fill out the application and bring it to the office along with their ID's. Please resolve this issue by the expiration of this notice. Failure to do so will deem breach of your lease and a 3 day notice will be posted.

You are hereby advised that you have seven (7) days from the delivery of this letter to bring the problem into compliance or vacate the premises. This action is taken because of the non-compliance listed above.

Fernando Guzman
Landlord/Agent's signature

Fernando Guzman
Landlord/Agent's Name
420 S Dixie Highway
Landlord/Agent's address
Hallandale, FL, 33009
City, State, Zip
(214)709-1032
Phone Number

Served this 25th day of February, 2022.

By: ☐ Personal delivery
☒ Posting a copy at residence in absence of tenant