Lease Violation Notice

Request to correct a residential lease violation

1. RENTAL PROPERTY AND TENANT

Tenant name(s)

Notice date

Rental street address / unit

City

State

ZIP code

2. VIOLATION AND REQUESTED CORRECTION

Lease clause or rule

What happened and when

Action requested to correct the issue

Requested correction or response date (optional)

3. LANDLORD OR AUTHORIZED AGENT

Name

Phone or email

4. ADDITIONAL TERMS (OPTIONAL)

Landlord or authorized agent signature

Date signed

Print page 1 for the notice. The landlord guide starts on page 2.

Before you send

Landlord guide | Keep this page for your records

DOCUMENT THE ISSUE

Use page 1 to describe a correctable non-rent concern. Identify the lease clause, give dates and facts, and describe what the tenant can do to resolve the issue.

CHECK THE NOTICE THAT APPLIES

A requested correction date is the date you are asking for. For a statutory notice, verify the required wording, timing and delivery method. Check the lease, local rules and any housing program requirements.

Page 1 is a general request to correct. It does not end the tenancy or require the tenant to move out.

EXAMPLES OF STATE RULES

Arizona: A.R.S. 33-1368 distinguishes ordinary material noncompliance from health and safety violations and other categories. Confirm which provision applies.

Arizona Legislature - A.R.S. 33-1368

Florida: Section 83.56(2) distinguishes violations with an opportunity to cure from violations subject to a separate termination procedure. It specifies notice wording for covered cases.

Florida Legislature - Section 83.56

KEEP A RECORD

Save a copy of what you sent and record when, how and to whom it was delivered. Keep supporting documents and proof of delivery with your records.

Open the Lease Violation Notice tool

Read the detailed state-by-state guide

State-by-state guide

Timing and delivery for selected residential non-rent violations

ALABAMA

Scope: Start with the rule for a material non-rent breach. Check whether the conduct is correctable and whether an earlier notice changes the process.
Timing: 7 business days from receipt for a covered breach. Prior cures and repeat breaches can change the rule.
Delivery: Confirm effective receipt under Ala. Code § 35-9A-144. Keep a dated record of hand delivery or the applicable mailing and receipt.
Source: Alabama Code § 35-9A-421
Source: Alabama Act 2018-473 (enrolled HB 421)

ALASKA

Scope: Compare the service date and time with the correction deadline. Check the delivery method, court calendar and wording for a notice to quit.
Timing: 10 days from service for a qualifying first breach.
Delivery: Personal service, leaving a copy at the premises if the tenant is absent, or registered/certified mail. The court form allows 13 days for mail and adjusts for court closures.
Source: Alaska Statutes, AS 34.03.220
Source: Alaska Statutes, AS 09.45.090-.110
Source: Alaska Court System, CIV-727 notice and information sheet
Source: Alaska Court System, service and timing guidance

ARIZONA

Scope: Distinguish ordinary material noncompliance from health and safety violations and irreparable breaches. The type of breach changes the procedure.
Timing: For ordinary material noncompliance, allow 10 calendar days to remedy and state a conditional termination date at least 10 days after receipt. A qualifying health or safety violation has a separate 5-day rule.
Delivery: Deliver by hand or use registered or certified mail. Mailed notice is deemed received on actual receipt or five days after mailing, whichever occurs first.
Source: A.R.S. § 33-1368(A), (G)
Source: A.R.S. § 33-1313(B)
Source: Arizona Judicial Branch forms and notices

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ARKANSAS

Scope: Check whether the breach qualifies for a notice with an opportunity to remedy. Confirm when receipt occurs and what the notice must say about termination.
Timing: 14 days after receipt. State a conditional termination date at least 14 days after receipt.
Delivery: Deliver a written notice describing the acts or omissions. Check whether you may use hand delivery when permitted and records planned receipt.
Source: Arkansas Residential Landlord-Tenant Act, § 18-17-701

CALIFORNIA

Scope: Check the cure-or-quit notice requirements, how days are counted after service, and any city protections or required local forms.
Timing: 3 days after service for a covered covenant breach, excluding weekends and court holidays.
Delivery: Use personal service, qualifying substitute service plus mailing, or posting plus mailing when permitted. Check local just-cause and warning requirements.
Source: California Courts: notice types and local requirements
Source: California Courts: counting notice days
Source: California Courts: delivering the notice

COLORADO

Scope: Identify the lease and housing category before selecting a demand. Confirm the correct service method and whether a different notice period applies.
Timing: 10 days for an ordinary covered tenancy. Other tenancy categories can differ.
Delivery: Check whether you may use personal service. See court form JDF 99 A for other methods and its service record. Use the applicable language and form.
Source: Colorado Judicial Branch: residential eviction and required notices
Source: Colorado Judicial Branch: Demand for Compliance (JDF 99 A)
Source: Colorado Session Laws: written demand contents, C.R.S. § 13-40-106

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Timing and delivery for selected residential non-rent violations

CONNECTICUT

Scope: Check whether the issue can be remedied by repair or payment of damages, and how the notice must describe a conditional termination.
Timing: 15 days after receipt for the covered repair or damages branch. The stated termination date must be at least 15 days after receipt.
Delivery: Deliver written notice describing the breach. Confirm receipt and keep proof. The pretermination notice and later notice to quit are separate steps.
Source: Connecticut General Statutes § 47a-15
Source: Connecticut Judicial Branch: landlord eviction guide

DELAWARE

Scope: Identify the lease provision and the specific correction needed. Check the delivery method and any rule for another breach after warning.
Timing: At least 7 days under the covered rule. Extend a last day that falls on a weekend or legal holiday.
Delivery: Use a method permitted by § 5113 and verify the effective notice date. Keep proof of the method and date.
Source: 25 Del. C. § 5513: breach of rules and covenants
Source: 25 Del. C. §§ 5112-5113: computation and service

FLORIDA

Scope: Compare the procedure for a correctable violation with the separate procedure for repeat or noncurable conduct. Check the prescribed wording.
Timing: For a qualifying correctable non-rent violation, state the violation and that the lease will terminate if it is not corrected within 7 days after delivery. The statute gives substantially required wording and a separate rule for recurrence within 12 months.
Delivery: Mail, deliver a true copy, email under section 83.505, or leave a copy at the residence if the tenant is absent.
Source: Florida Statutes § 83.56(2)(b) and (4)
Source: Florida Statutes § 83.505, electronic delivery

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Timing and delivery for selected residential non-rent violations

GEORGIA

Scope: Read the lease for any opportunity to correct. A request to resolve the issue and a demand for possession serve different purposes.
Timing: Use any cure period in the lease or applicable rules.
Delivery: Follow the lease's notice and delivery terms and keep proof. A demand for possession is a separate step.
Source: Georgia Department of Community Affairs landlord-tenant handbook

HAWAII

Scope: Check whether the rental rule is enforceable and the breach is correctable. Identify the conduct and the remedy the tenant can carry out.
Timing: At least 10 days for a covered rental-rule violation under §§ 521-52 and 521-72.
Delivery: Give written notice and determine effective notice under § 521-9. Identify the rule, conduct and deadline.
Source: HRS § 521-72: improper use
Source: HRS § 521-52: authorized rental rules
Source: HRS § 521-9: notice and receipt

IDAHO

Scope: Check the rules for an ordinary lease covenant breach and see whether the method of service changes the process.
Timing: 3 days for a covered covenant breach. Check the court's guidance on the last day.
Delivery: Check the requirements for personal delivery. Check § 6-304 for alternatives and serve any subtenant in actual occupation.
Source: Idaho Courts: Tenants' Rights (2025 guide)
Source: Idaho Courts: housing forms and service resources

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Timing and delivery for selected residential non-rent violations

ILLINOIS

Scope: Start with the rental location. For Chicago, check whether the local ordinance covers the unit. Elsewhere, consult the applicable state and local provisions.
Timing: Chicago example only. At least 10 days after receipt for a covered correctable breach under the city ordinance.
Delivery: Check whether you may use personal delivery in covered Chicago rentals. Elsewhere, check the lease, local law and applicable Illinois service rules.
Source: Chicago Municipal Code § 5-12-130(b)
Source: Chicago Municipal Code Chapter 5-12: coverage and exclusions
Source: 735 ILCS 5/9-211: service of notice

INDIANA

Scope: Check the statutory tenant duty and the written lease. Give a clear description of what needs to change and verify any formal notice requirements.
Timing: A reasonable time for a covered statutory tenant-duty violation under § 32-31-7-7.
Delivery: Give notice of the specific noncompliance and document delivery. A separate repair-and-cost notice applies when the landlord already repaired the damage.
Source: Indiana Code §§ 32-31-7-5 and 32-31-7-7

IOWA

Scope: Check whether the breach is material and correctable. If using a statutory notice, distinguish the correction period from the termination date.
Timing: 7 days after receipt for a covered breach. State a conditional termination date.
Delivery: Check § 562A.8. For mail under that section, use both regular and certified mail and allow 4 days from deposit and postmark for service to be complete.
Source: Iowa Code § 562A.27
Source: Iowa Code § 562A.8: serving notice

State-by-state guide

Timing and delivery for selected residential non-rent violations

KANSAS

Scope: Check both dates on a formal notice. The time allowed to correct and the date at which a lease could end are separate.
Timing: 14 days to cure and a conditional termination date at least 30 days after receipt.
Delivery: Give written notice, verify effective receipt and keep proof. If receipt is later than expected, recheck both dates.
Source: K.S.A. § 58-2564(a)

KENTUCKY

Scope: Check whether the city or county has adopted the Uniform Residential Landlord and Tenant Act before relying on its notice procedure.
Timing: 15 days to remedy under KRS 383.660 where the locality has adopted the Act. The statute separately describes a 14-day minimum for the termination date.
Delivery: When using hand delivery, preserve the full 15-day opportunity to remedy. Verify local adoption, receipt and any longer period.
Source: KRS 383.660: tenant noncompliance
Source: Kentucky Legislature: Chapter 383 and local adoption under § 383.500
Source: KRS 383.560: notice

LOUISIANA

Scope: Check the underlying lease obligation and whether a demand to perform applies. Review delivery and any separate possession requirements.
Timing: A reasonable time to perform under Civil Code art. 2015. The notice states the consequence if performance is not timely.
Delivery: Serve a written demand identifying the obligation and deadline. Check the lease's delivery terms and keep proof. A notice to vacate is separate.
Source: Civil Code art. 2015: notice to perform
Source: Civil Code art. 2719: lease dissolution
Source: Code of Civil Procedure art. 4701: notice to vacate

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Timing and delivery for selected residential non-rent violations

MAINE

Scope: Start with the written lease and termination provisions. If the lease is silent, check the statutory grounds and separate notice requirements.
Timing: Check the written lease for any correction period.
Delivery: Follow the lease's delivery terms. If the lease lacks a termination or notice provision, review §§ 6001 and 6002 before seeking termination.
Source: 14 M.R.S. § 6001

MARYLAND

Scope: Check the local rules and lease for correction. Review the separate repossession notice requirements, which may differ in clear and imminent danger cases.
Timing: Check the lease and local rules for a correction period.
Delivery: Follow the applicable delivery terms and keep proof. Repossession under § 8-402.1 involves a separate written notice.
Source: Md. Real Property § 8-402.1

MASSACHUSETTS

Scope: Check the lease for correction terms. Consult Trial Court guidance for a separate notice to quit and how it must be served.
Timing: Check the lease for any correction period.
Delivery: Use the lease's delivery procedure. The Massachusetts Trial Court explains delivery of a separate notice to quit.
Source: Massachusetts Trial Court eviction guidance

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Timing and delivery for selected residential non-rent violations

MICHIGAN

Scope: Distinguish an ordinary lease concern from substantial continuing damage or a serious continuing health hazard before selecting a formal notice.
Timing: 7 days after service for the covered serious continuing health hazard or extensive continuing property damage branch.
Delivery: Use the court's DC 100b instructions for personal, qualifying substitute or other permitted service and the certificate of service.
Source: MCL 600.5714(1)(d): qualifying grounds
Source: Michigan Courts DC 100b: official form
Source: Michigan Courts DC 100b: service and filing instructions

MINNESOTA

Scope: Identify the material term in the signed lease. Check lease and local requirements separately before taking a step toward possession.
Timing: Check the lease and applicable local or housing-program rules.
Delivery: Follow any applicable notice and delivery terms in the lease and document delivery. Review the separate court procedure if seeking possession.
Source: Minnesota Statutes § 504B.285
Source: Minnesota Judicial Branch: landlord resources

MISSISSIPPI

Scope: Review the statute for a first material non-rent breach, including the applicable opportunity to correct and the effect of repeat conduct.
Timing: 14 days for a covered correctable non-rent breach. Set termination at least 14 days after receipt.
Delivery: Verify effective receipt. Use email or text only where the statutory written-agreement requirement is satisfied.
Source: Mississippi Legislature: SB 2461, Section 13, amendment to § 89-8-13

MISSOURI

Scope: Check the lease for correction terms and review the separate written demand rules before pursuing possession.
Timing: Check the written lease for a correction period.
Delivery: Follow the lease's delivery terms. § 441.030 addresses a separate written demand for possession in covered cases.
Source: Mo. Rev. Stat. § 441.030

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Timing and delivery for selected residential non-rent violations

MONTANA

Scope: Identify whether the breach fits the ordinary correction rule or another statutory category. The notice requirements can differ by conduct.
Timing: 14 days for the ordinary branch. Pets, unauthorized occupants and other specified grounds can differ.
Delivery: Qualifying mailed service under § 70-24-108 is made 3 days after mailing. For qualifying email, follow the statutory receipt requirements.
Source: MCA § 70-24-422: tenant noncompliance
Source: MCA § 70-24-108: what constitutes notice

NEBRASKA

Scope: Verify the correction period and the separate conditional termination date. Measure each from the applicable receipt event.
Timing: 14 days to cure and a conditional termination date at least 30 days after receipt.
Delivery: Give written notice and verify effective receipt under § 76-1413. Check that section before using electronic delivery.
Source: Neb. Rev. Stat. § 76-1431(1)
Source: Nebraska Revised Statute 76-1413: giving and receiving notice

NEVADA

Scope: Check whether the breach is a correctable lease covenant violation. Review the initial notice and any later notice or court steps separately.
Timing: 5 judicial days after service for a covered covenant breach. Skip weekends and court holidays.
Delivery: Use an authorized server under NRS 40.280. Keep proof and verify service on any subtenant in actual occupation.
Source: Nevada Revised Statutes §§ 40.2516 and 40.280
Source: Nevada Supreme Court: lease-violation notice form

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Timing and delivery for selected residential non-rent violations

NEW HAMPSHIRE

Scope: Check if the rental is restricted residential property and whether this ground requires an earlier written warning and time to correct.
Timing: No fixed cure period for the prior warning under RSA 540:2, III. This is the restricted-property, other-good-cause branch.
Delivery: Serve the warning under RSA 540:5 or by certified mail before an eviction notice. Keep the service record.
Source: RSA 540:2, II(e) and III
Source: RSA 540:1-a: restricted property
Source: RSA 540:5: service

NEW JERSEY

Scope: Check whether the covered issue calls for an initial notice to cease. Review any separate notice needed before pursuing termination.
Timing: Initial opportunity to cease the substantial breach under § 2A:18-61.1(e)(1). This branch specifies no fixed day count for the initial notice.
Delivery: Deliver the written Notice to Cease and keep proof. If the breach continues, check the separate Notice to Quit and service rules.
Source: New Jersey Legislature: N.J.S.A. 2A:18-61.1
Source: New Jersey Department of Community Affairs: Grounds for Eviction

NEW MEXICO

Scope: Separate nonpayment from a correctable material breach. Check which delivery methods and notice wording apply.
Timing: 7 days for the first covered material non-rent violation.
Delivery: Check the requirements for personal delivery. See court form 4-902 for other allowed methods and the record of actual service.
Source: New Mexico Courts: noncompliance process and forms
Source: New Mexico Courts Form 4-902

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NEW YORK

Scope: Check Good Cause coverage for the unit and municipality. Verify any applicable local requirements before relying on a formal notice.
Timing: 10 days after receipt for a qualifying breach in housing covered by the Good Cause Eviction Law.
Delivery: Give written notice. Check whether you may use hand delivery when permitted. Check coverage, service rules and any longer cure period.
Source: RPL § 216(1)(b): notice and cure period
Source: RPL § 214: covered housing
Source: New York Courts: holdover notices

NORTH CAROLINA

Scope: Check the lease for an opportunity to correct. Verify the separate grounds and demand requirements before seeking summary ejectment.
Timing: Check the lease for the applicable correction period.
Delivery: Follow the lease's delivery terms. Verify the grounds and demand requirements for any separate summary ejectment.
Source: N.C. Gen. Stat. § 42-26

NORTH DAKOTA

Scope: Identify the material term in the written lease. Check the grounds, wording and service of any later notice separately.
Timing: Check the written lease and applicable requirements.
Delivery: Follow the lease's delivery terms. The statutory Notice of Intention to Evict and its service rules are separate.
Source: North Dakota Century Code chapter 47-32

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Timing and delivery for selected residential non-rent violations

OHIO

Scope: Distinguish an ordinary lease concern from a qualifying tenant duty violation that materially affects health or safety.
Timing: At least 30 days after receipt to the stated termination date for the covered health or safety tenant-duty breach. The tenancy can continue if the tenant remedies the condition.
Delivery: Give written notice identifying the act or omission and the termination date. Document receipt. Check requirements for any later notice to leave.
Source: Ohio Revised Code § 5321.11
Source: Ohio Revised Code § 5321.05: tenant duties

OKLAHOMA

Scope: Check the correction period and the later conditional termination date. Verify the applicable receipt rules for each.
Timing: 10 days to cure and at least 15 days after receipt to conditional termination.
Delivery: Check 41 O.S. § 111(E) for personal, substitute and posting-plus-mailing service. Verify the effective date.
Source: 41 O.S. § 132(B)

OREGON

Scope: Check tenancy type, the nature of the breach and the delivery method. Review local rules and any added time for mailing.
Timing: Ordinary branch: at least 14 days to cure and 30 days to conditional termination. First-class mail alone makes those minimums 17 and 33 days.
Delivery: Personal delivery or first-class mail. Combined mailing and attachment has separate statutory conditions. Check the tenancy type.
Source: ORS 90.155, 90.160, 90.391 and 90.392
Source: ORS 408.515: information for veterans

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Timing and delivery for selected residential non-rent violations

PENNSYLVANIA

Scope: Check the lease length and applicable local protections. Verify the separate rules for a notice to quit for forfeiture.
Timing: Check the lease and local rules for a correction period.
Delivery: Follow the lease's delivery terms. Section 501 governs a separate notice to quit, with timing based in part on the lease term.
Source: Pennsylvania Landlord and Tenant Act § 501

RHODE ISLAND

Scope: Check the statutory trigger and permitted delivery method, including relevant mailing requirements, before counting any correction period.
Timing: 20 days to cure. State a conditional termination date at least 21 days after mailing for the covered breach.
Delivery: Use regular first-class U.S. mail, postage prepaid. Complete the mailing certificate after sending and keep a copy.
Source: R.I. Gen. Laws § 34-18-36: noncompliance
Source: R.I. Gen. Laws § 34-18-56(b): notice form

SOUTH CAROLINA

Scope: Identify the non-rent breach and how it can be corrected. Check the requirements for the covered tenancy and any repeat violation.
Timing: 14 days from receipt for the covered breach. Timely commencement and good-faith completion within a reasonable time can matter when the remedy takes longer.
Delivery: Give written notice and verify receipt under § 27-40-240. Keep evidence of the delivery date.
Source: South Carolina Code §§ 27-40-240 and 27-40-710

SOUTH DAKOTA

Scope: If the issue involves repairs, check that the tenant is legally responsible for them and verify any separate termination procedure.
Timing: A reasonable time for repairs the tenant is legally responsible for under § 43-32-18(2).
Delivery: Deliver and document the repair request in accordance with the lease and applicable requirements. Termination and possession are separate steps.
Source: S.D. Codified Laws § 43-32-18

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TENNESSEE

Scope: Verify county and tenancy coverage under the residential landlord-tenant law before relying on any notice period.
Timing: Check the lease, county and applicable statute.
Delivery: Follow the governing lease and notice rules. Confirm whether the Uniform Residential Landlord and Tenant Act applies before pursuing termination.
Source: Tennessee Attorney General landlord-tenant law resources

TEXAS

Scope: Check the lease for any right to cure. Review the separate pre-suit notice to vacate and any required opportunity to respond.
Timing: Check the lease and applicable law for any opportunity to cure or respond.
Delivery: Use the governing lease and delivery terms. Property Code § 24.005 governs a separate presuit notice to vacate.
Source: Tex. Property Code § 24.005

UTAH

Scope: Check whether the issue is a correctable lease covenant violation. Verify the applicable service and day-counting rules.
Timing: 3 calendar days after service for a covered covenant violation.
Delivery: Serve the tenant and any subtenant in actual occupation. Check permitted methods in § 78B-6-805 and keep proof.
Source: Utah Code § 78B-6-802
Source: Utah Courts landlord eviction guide and forms

VERMONT

Scope: Use the lease terms to document the requested correction. Check the separate statutory notice rules before seeking termination.
Timing: Check the lease for any correction period. The ordinary 30-day rule in § 4467(b)(1) is for termination notice.
Delivery: Document delivery of the correction request. A separate termination notice requires actual notice at least 30 days before the specified date for the ordinary branch.
Source: 9 V.S.A. § 4467

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VIRGINIA

Scope: Check the correction period and the conditional termination date separately. Verify the event that starts the clock.
Timing: For covered material noncompliance, the written notice describes the breach and allows 21 days to remedy, with conditional termination at least 30 days after receipt. Under subsection B, adequate remedy before the date specified prevents termination.
Delivery: Serve the written notice as permitted by section 55.1-1202 and keep proof of the effective receipt date.
Source: Va. Code § 55.1-1245(A)-(B)
Source: Virginia Code § 55.1-1202: notice

WASHINGTON

Scope: In Seattle, a formal 10-day comply-or-vacate notice identifies the specific lease violation and how to correct it. The city requires language pointing renters to local help and explaining the right to counsel for eligible tenants. This applies in addition to state rules.
Timing: 10 days after service for a covered non-rent covenant breach.
Delivery: Personal delivery or qualifying combined service under RCW 59.12.040. The statute gives 5 additional days before filing when service is made by mail. Check local rules.
Source: RCW 59.18.650: substantial breach
Source: RCW 59.12.030 and RCW 59.12.040: notice and service
Source: City of Seattle: issuing notices
Source: Seattle SDCI Renters Handbook: notice and right-to-counsel language

WEST VIRGINIA

Scope: Check the lease for correction terms. Review the separate petition and hearing process before seeking possession.
Timing: Check the lease for a correction period.
Delivery: Follow the lease's delivery terms and keep proof. The court petition and service of a hearing notice under § 55-3A-1 are separate.
Source: W. Va. Code § 55-3A-1

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WISCONSIN

Scope: Check the lease term, whether the breach can be corrected, and whether a previous notice changes the next step.
Timing: At least 5 days for a first covered breach of a fixed-term lease of one year or less. Other lease terms can change the rule.
Delivery: Check the requirements for personal delivery. Check § 704.21 for other methods and Wisconsin's last-day counting rule.
Source: Wisconsin Statutes § 704.17
Source: Wisconsin DATCP: tenant rights and five-day notices
Source: Wisconsin Court System: civil jury instructions

WYOMING

Scope: Identify the renter duty and requested action. Verify the date and method of delivery and any separate possession procedure.
Timing: Check the lease and applicable requirements. The tool prepares a request to correct a covered non-rent renter-duty breach.
Delivery: Follow applicable delivery terms and retain proof. A notice to quit under § 1-21-1003 has separate service requirements.
Source: Wyoming Statutes Title 1: §§ 1-21-1003, 1-21-1204 and 1-21-1205