WEST VIRGINIA RENT PAYMENT DEMAND

RENT NONPAYMENT / NOTICE

W.Va.Code55-3A-1 to55-3A-3;37-6-19

Voluntary or lease-required residential rent demand; no universal statutory three-day or five-day cure period is claimed.

01 TENANT & RENTAL PROPERTY

To: tenant name(s), and any unknown occupants

Tenant mailing address

Rental property address (community / unit, city, WV and ZIP)

Notice / rent balance date

Requested payment date (honor applicable requirements)

02 LANDLORD / AGENT

Landlord / agent name

Landlord / agent phone number

Landlord / rent recipient mailing address

03 UNPAID RENT DEMANDED

Rent period / due date

Rent charged ($)

Paid / credited ($)

Unpaid rent ($)

TOTAL UNPAID RENT DEMANDED ($) - no separate fees or other charges included

04 NOTICE / TENANT RIGHTS

Demand for unpaid rent. The TOTAL UNPAID RENT stated above is due and unpaid for the identified premises and rent periods. The landlord requests payment of that rent by the requested payment date above, using the instructions below. This is a voluntary demand or notice provided under applicable lease or other requirements. It does not itself terminate the tenancy, establish a fixed statutory cure period or authorize removal. If rent remains unpaid, the landlord may seek remedies available under the rental agreement and applicable law, including possession through lawful court process where the legal grounds are met.

West Virginia law and tenant rights. Rent arrears are a ground for a verified petition under W.Va.Code55-3A-1. The five-to-ten-judicial-day hearing schedule after a petition is filed is not a landlord pre-suit payment-notice period. Section37-6-19 addresses service of an action in place of a demand or reentry, subject to an applicable instrument fixing the time for reentry. This demand does not replace any required lease, federal or program notice or shorten a protection. It lists unpaid periodic rent only; separate fees and costs are not demanded. Payment rights, acceptance of rent, agreements, landlord obligations and defenses may affect the parties' rights; no universal payment-cure or partial-payment nonwaiver rule is asserted. Only lawful court process and authorized enforcement can recover possession. Creating, signing, downloading or sharing this file does not establish legally sufficient service or complete a court filing.

PAYMENT INSTRUCTIONS (recipient, method and location)

ADDITIONAL TERMS (optional; cannot override applicable law)

Landlord / agent signature

Signer name / capacity

Date signed

West Virginia Landlord Guide

Using the rent notice | Landlord reference only

Fill out online

Keep this guide out of the notice provided to the tenant. Required companion forms remain separate; this guide does not replace them.

A voluntary or lease-dependent rent demand

The ordinary West Virginia nonpayment procedure under 55-3A-1 allows a verified court petition based on rent arrears; it does not supply a universal three- or five-day pre-suit pay-or-quit period. The date requested in this form is not a newly created statewide termination deadline.

Do not mistake hearing dates for notice periods

The five-to-ten-judicial-day hearing schedule in 55-3A-1(b) follows filing. The tenant's response time after court notice is also a later procedural rule, not the landlord's rent-demand period. An abandonment rule under 37-6-6 is different from ordinary occupied-premises nonpayment.

Check the agreement and preserve defenses

Section 37-6-19 addresses demand/reentry in the possession process and respects a time fixed in the instrument creating the right. Lease promises and federal or program requirements can still matter. Sections 55-3A-2 and -3 preserve defenses and require the court process for possession.

Before you use page 1

State the rent, any payment opportunity actually offered and the requested date accurately. Keep payments and communications in the file. A notice, signature or shared PDF does not authorize the landlord to remove the tenant.

Official sources

W. Va. Code Article 55-3A: residential possession

W. Va. Code 37-6-19: demand and reentry

West Virginia Attorney General: landlord-tenant guide