

COMMONWEALTH OF MASSACHUSETTS

14-Day Notice to Quit

FOR NONPAYMENT OF RENT – RESIDENTIAL TENANCY

Date of Notice: _____ Termination date: _____

Tenant name(s): _____

Street address: _____ Unit: _____

City: _____ State: _____ ZIP: _____

Tenancy: ☐ Tenant at will / month-to-month ☐ Unexpired written lease

Amount of rent claimed unpaid: \$ _____

Rental period(s) / through date: _____

NOTICE OF TERMINATION

Rent in the amount and for the period(s) stated above remains unpaid. The landlord gives you fourteen (14) days' written notice to quit and surrender possession of the premises on the termination date stated above, which must be at least fourteen days after your receipt of this notice. Your tenancy will terminate on that date unless you exercise an applicable right to cure.

If nonpayment is not cured and you remain in possession after the notice expires, the landlord may seek possession through a Summary Process action. This notice is not a court eviction order. You may defend against eviction in court; only lawful court process can require your removal.

TENANT-AT-WILL CURE RIGHTS

M.G.L. c. 186, § 12

If you have not received a notice to quit for nonpayment of rent within the last twelve months, you have a right to prevent termination of your tenancy by paying or tendering to your landlord, your landlord's attorney or the person to whom you customarily pay your rent the full amount of rent due within ten days after your receipt of this notice.

UNEXPIRED WRITTEN LEASE – CURE RIGHTS

M.G.L. c. 186, § 11

If you occupy the premises under an unexpired written lease, you may prevent termination by paying or tendering to the landlord or the landlord's attorney all rent then due, with interest and costs of suit, on or before the day your answer is due in the landlord's action to recover possession.

DELAYED GOVERNMENT PAYMENTS

M.G.L. c. 186, §§ 11, 12

If nonpayment results from a failure or delay of the federal government, the Commonwealth, a municipality, or their departments, agencies or authorities in mailing or delivering a subsistence or rental payment, check or voucher (other than salary) to you or your landlord, the court must continue the hearing at least seven days to notify the agency. If all rent due, with interest and costs of suit, is tendered to the landlord within that time, the court must treat the tenancy as not terminated.

LANDLORD / AUTHORIZED AGENT

Name: _____ Capacity/title: _____

Mailing address: _____

Phone: _____ Email: _____

Signature: _____ Date signed: _____