

COMMONWEALTH OF MASSACHUSETTS

# 30-Day Notice to Quit

## TERMINATION OF RESIDENTIAL TENANCY AT WILL

Date of Notice: \_\_\_\_\_ Rent normally due: \_\_\_\_\_

Tenant name(s): \_\_\_\_\_

Street address: \_\_\_\_\_ Unit: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Rental period: ☐ Monthly ☐ Weekly ☐ Other: \_\_\_\_\_

Current rental period: From: \_\_\_\_\_ Through: \_\_\_\_\_

### NOTICE OF TERMINATION

The landlord identified below terminates your residential tenancy at will in the premises described above pursuant to M.G.L. c. 186, § 12. You are required to quit and surrender possession at the end of the rental period on the termination date entered below.

TERMINATION DATE: \_\_\_\_\_

### REQUIRED NOTICE PERIOD

For rental intervals shorter than three months, the notice must provide at least 30 days or one full rental period, whichever is longer, measured from your actual receipt. For rental intervals of three months or longer, at least three months' written notice is required. The termination date must be the end of a rental period and must allow any longer notice required by an applicable agreement or law.

### COURT PROCESS

If you remain in possession after the lawful termination date, the landlord may begin a Summary Process action to recover possession. This notice is not a court eviction order. You may defend against an eviction in court. Only lawful court process, enforced by a sheriff or constable, can compel your removal; this notice does not authorize the landlord to remove you or your belongings.

### LANDLORD / AUTHORIZED AGENT

Landlord / owner name: \_\_\_\_\_

Authorized agent name (if applicable): \_\_\_\_\_

Capacity / Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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