

**FORM 58 - NOTICE FROM LANDLORD TO TENANT - TERMINATION  
FOR NONCOMPLIANCE OTHER THAN FAILURE TO PAY RENT**

Lease violations which entitle the landlord to send this notice include having or permitting unauthorized pets, unauthorized guests, or unauthorized vehicles; parking in an unauthorized manner or permitting such parking, failing to keep the premises clean and sanitary; or other activities not permitted by the lease.

Under some situations, such as the tenant's intentional destruction of property of the landlord or other tenants, the landlord may be able to terminate the lease without giving the tenant an opportunity to remedy. For the notice necessary to terminate the lease under these circumstances, see Florida Statute 83.52(2)(a).

The delivery of this written notice may be by mailing or delivery of a true copy to the premises, or, if the tenant is absent from the premises, by leaving a copy of the notice at the premises.

This written notice must be delivered, and the seven-day time period must run, prior to any termination of the lease or any lawsuit for eviction.

SOURCE: Section 83.52(2)(b), Florida Statutes (1990).

(Tenant's Name and Address)

Dear \_\_\_\_\_  
(Tenant's Name)

You are hereby notified that you are not complying with your lease in that \_\_\_\_\_  
\_\_\_\_\_. Demand is hereby made that you remedy the  
(insert noncompliance)  
noncompliance within seven days of receipt of this notice or your lease shall be deemed terminated and  
you shall vacate the premises upon such termination. If this same conduct or conduct of a similar nature is  
repeated within twelve months, your tenancy is subject to termination without you being given an  
opportunity to cure the noncompliance.

\_\_\_\_\_  
Landlord's Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

This form was completed  
with the assistance of:  
Name:  
Address:  
Telephone Number:

Approved for use under rule 10-1.1(b) of  
the Rules Regulating The Florida Bar

CT FD 58 (A,b)