

NOTICE OF TERMINATION OF MONTH TO MONTH TENANCY (Need
Good Cause) - HUD

Date: _____

_____ and all others in possession

You are a month to month tenant in the above described premises, your rental period beginning on the 1st of each month.

You are hereby notified that your landlord is terminating your tenancy, and that you are required to vacate the premises and surrender same to your landlord or his agent on the _____ day of _____ 20____, this notice being served upon you not less than 15 days prior to the end of the applicable rental period as required by law and not less than 30 days prior to the end of the applicable rental period as required pursuant to your lease agreement.

The termination of your tenancy is due to the constant disturbances you are causing on the property. You have had a continuing an ongoing dispute with your neighbor. Specifically, on October 1, 2005 at approximately 11:40 p.m., you admitted to throwing mud on the door, window and outside walls of your neighbor's apartment. The police were called out to your apartment for this type of behavior and you appeared to have been intoxicated. During that week of October 1, 2005, the police were called out three other times to your unit for similar and destructive behavior. On these occasions, you seemed to the police to have been intoxicated. (See attached notice dated October 4, 2005) You were warned in the form of a Seven Day Notice to Cure on October 6, 2005 that you must cease and desist this type of conduct immediately. However, you failed to comply with this warning. Additionally, on or about December 2, 2005, you were seen placing cut up bed sheets spread over a bush stating "no blacks allowed and something derogatory about Only Cubans." This type of racial propagate is despicable and not allowed on the property. There is no excuse whatsoever for voicing such sentiment to the public.

You were then given a non-renewal of lease agreement dated October 26, 2005 (See attached)

Pursuant to your Lease Agreement, Paragraph 23, Termination of Tenancy (1) the term material noncompliance with the lease includes "one or more substantial violations of the lease; (2) repeated minor violations of the lease that (a) disrupt the livability of the project, (b) adversely affect the health or safety of any person or the right of any tenant to the quiet enjoyment of the leased premises and related project facilities (c) interfere with the management of the project..."

Notice is hereby given that pursuant to your rental agreement by which you hold possession of the apartment premises described above that your tenancy will be terminated on the _____ day of _____ 20____. This notice is given in accordance with the provisions of Florida Law and HUD Regulations and your lease concerning "good cause" and you are required to vacate the premises and remove your personal belongings on or before the expiration of that 30-day period. If you fail to comply with the terms of this notice then a suit for eviction will be filed against you in accordance with the laws of the State of Florida. In accordance with the provisions of your

lease, you have 10 days from the date of this notice, to wit on or before the _____ day of _____, 20____, to contact the leasing office to arrange a meeting with the manager to discuss the termination of your lease. If a suit for eviction is necessitated you have the right to present any defenses which may be available to you for the county court or other court of competent jurisdiction.

You may present any defense if a judicial proceeding is instituted. This notice is sent via regular and certified mail as well as being posted or served individually upon the party residing at the premises. Additionally, a copy of this notice is being sent to the Housing Authority to notify them of your lease termination.

Authorized Agent for Landlord

I certify that I served a true and correct copy of the foregoing Notice on the above named tenant(s) this _____ day of _____ 20____ at _____ (a.m.) (p.m.)

_____ personally serving same upon said tenant.

_____ posting same at the above described premises in the absence of said tenant.

Served by: _____

Cc: _____ County Housing Authority