

**NOTICE OF TERMINATION OF LEASE
AND DEMAND TO VACATE THE PROPERTY
(Controlled Substances)**

TO:

AT:

PLEASE TAKE NOTICE that because your landlord has reasonable grounds to believe that a tenant, subtenant or guest has been engaged in the unlawful delivery, production or use of a controlled substance on the leased premises during the term for which the premises are let to you, your lease for the rental of the above referenced property is hereby terminated effective immediately. Those violations were as follows:

This termination is effective upon your receipt hereof and demand is hereby made that you vacate the property within ____ days of the date of delivery of this notice to you. If you fail to do so, legal proceedings will be filed against you as a holdover tenant and to recover said premises and such damages as the law allows, including an award of attorney fees and court costs pursuant to law and the terms of your lease agreement.

DATE: _____

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served this Notice, of which this is a true copy, on the above-mentioned tenant in possession in the same manner(s) indicated below:

- _____ I handed a copy of this Notice to the Tenant personally.
- _____ I personally delivered a copy of this Notice to a person of suitable age and discretion at Tenant's residence/place of business and mailed a copy to Tenant at his place of residence.
- _____ I posted a copy of this Notice in a conspicuous place on the property and mailed a copy to Tenant at his place of residence.

Executed on _____, 20__ at _____, Idaho.

Signature of Servant

Servant (please print)

**JUSTICE LAW OFFICE
1161 WEST RIVER STREET SUITE 250
BOISE, IDAHO 83702
Phone (208) 375-9203**