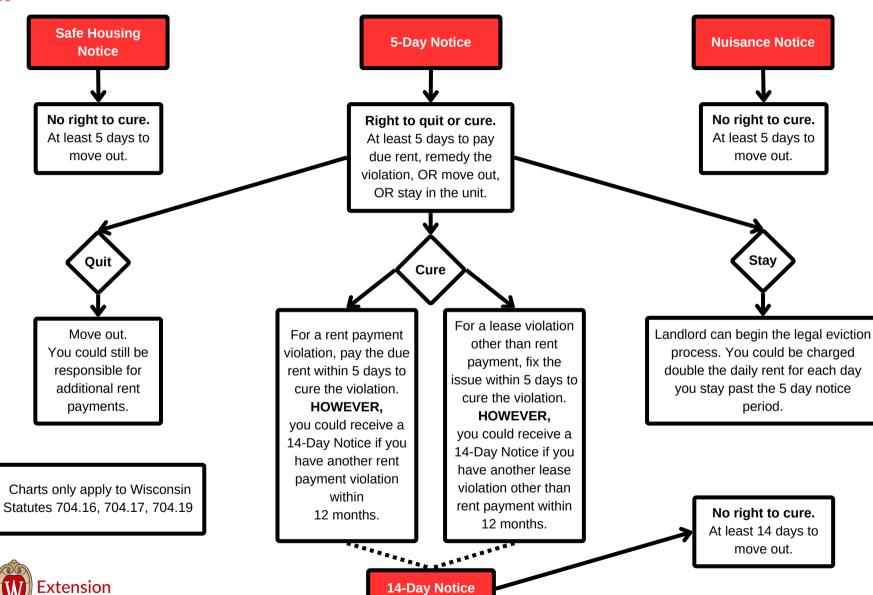
UNIVERSITY OF WISCONSIN-MADISON

Notices to Terminate Tenancy

Written Lease for 12 months or less

Revised 3/21/2024



Notices to Terminate Tenancy

Periodic Tenancy: Month-To-Month or Week-To-Week

Revised 3/21/2024

Safe Housing Notice

No right to cure. At least 5 days to move out.

> 28-Day Non-Renewal **Notice**

Quit

Move out.

You could still

be responsible

for additional

rent payments.

No right to cure.

28-Day Notice is issued to terminate the lease. No reason necessary for termination. At least 28 days to move out. Last day of notice must coincide with last day of rental period.

5-Day Notice

Right to guit or cure.

With a Periodic Tenancy, the landlord has discretion to issue either a 5-Day Notice or a 14-Day Notice for the first violation. If a 5-Day is issued, at least 5 days to pay due rent, remedy the violation, OR move out, OR stay in the unit.

Cure

For a rent payment violation, pay the due rent within 5 days to cure the violation.

HOWEVER,

you could receive a 14-Day Notice if you have another rent payment violation within 12 months.

For a lease violation other than rent payment, fix the issue within 5 days to cure the violation.

HOWEVER,

you could receive a 14-Day Notice if you have another lease violation other than rent payment within 12 months.

Landlord can begin the legal eviction process. You could be charged double the daily rent for each day you stay past the 5 day notice period.

Stay

Nuisance Notice

No right to cure. At least 5 days to

move out.

14-Day Notice

No right to cure.

With a Periodic Tenancy, the landlord has discretion to issue either a 5-Day Notice or a 14-Day Notice for the first violation. 14-Day Notice is issued to terminate for non-payment of rent or any violation of the lease. At least 14 days to move out. Can be evicted regardless of whether rent is paid after receiving notice.



14-Day Notice

No right to cure. At least 14 days to move out.