EVICTION NOTICE

EVICTION NOTICE / DEMAND TO VACATE

Date: [Date of This Notice]

TO: [Lessee (Tenant) Full Name] [Co-Lessees / Other Occupants (if any)], [Leased Premises Address]

FROM: [Lessor (Landlord) Full Name], [Lessor Address], [Lessor Contact Number]. Counsel: [Counsel Name (if through a lawyer)]

FORMAL DEMAND

We write on behalf of [Lessor (Landlord) Full Name], the registered lessor and owner of the premises located at [Leased Premises Address], leased to you under a Lease Agreement dated [Date of Lease Agreement].

GROUND FOR EVICTION: [Ground for Eviction]

FACTUAL BASIS: [Detailed Description of the Ground]

TOTAL UNPAID RENT (if applicable): PHP ₱[Total Unpaid Rent (PHP ₱)]

By reason of the foregoing, the Lessor hereby DEMANDS that you: (1) PAY all unpaid rent and other obligations, if applicable, within [Days to Pay / Cure or Vacate] days from receipt of this Notice; AND/OR (2) VACATE and SURRENDER the leased premises located at [Leased Premises Address] on or before [Vacate Deadline Date], delivering all keys, access cards, and possession thereof to [Lessor (Landlord) Full Name] in good and clean condition.

FAILURE TO COMPLY with this Demand shall compel the Lessor to file the appropriate ejectment complaint (unlawful detainer) in the Metropolitan Trial Court (MTC) under Rule 70 of the Rules of Court, and to hold you liable for all back rent, damages, attorney's fees, and costs of litigation.

For covered residential units under the Rent Control Act of 2009 (Republic Act No. 9653), this Demand is based on a ground recognized under Section 9 of RA 9653. Philippine law PROHIBITS self-help eviction by the Lessor — padlocking the premises, removing belongings, or disconnecting utilities — all of which constitute grave coercion under Article 286 of the Revised Penal Code. Eviction shall only be effected through a court-issued writ of execution after judgment under Rule 70.

Barangay conciliation under the Katarungang Pambarangay (Local Government Code, RA 7160) is required before this matter may be filed in court if both parties reside in the same city or municipality. This Notice is served by [Service Method].

GOVERN YOURSELF ACCORDINGLY

Very truly yours, [Lessor (Landlord) Full Name], Lessor, [Lessor Address], [Lessor Contact Number]

Through Counsel: [Counsel Name (if through a lawyer)]

LESSOR / COUNSEL FOR LESSOR

_____

Name: _____

RECEIVED BY TENANT (ACKNOWLEDGMENT)

_____

Name: _____