

# Notice to Pay Rent or Quit — State of Virginia

State of Virginia

**Notice Type:** Notice to Pay Rent or Quit

**Tenant:** \_\_\_\_\_

**Deadline:** \_\_\_\_\_

**Delivery Method:** personal delivery to the tenant

## NOTICE HEADER

TO: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

FROM: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

DATE OF NOTICE: \_\_\_\_\_

## NOTICE TO PAY RENT OR QUIT

You are hereby notified that you are in default for failure to pay rent in the amount of \_\_\_\_\_ for the following period(s): \_\_\_\_\_.

You are required to pay the full amount owed, or vacate and deliver possession of the premises, on or before \_\_\_\_\_.

Payment must be made to \_\_\_\_\_ at \_\_\_\_\_.

## NOTICE PERIOD

This notice provides \_\_\_\_\_ day(s) as required under Virginia law for this type of notice. The deadline to act is \_\_\_\_\_.

If you fail to comply by the deadline stated above, the landlord may file an eviction lawsuit seeking a court order for possession of the premises. You will have the opportunity to respond to any such lawsuit in court.

## METHOD OF DELIVERY

This notice was served by personal delivery to the tenant.

## STATUTORY TENANT RIGHTS & LEGAL AID ADVISORY

**STATUTORY ADVISORY:** You have the right to respond to any eviction lawsuit filed by the landlord in court. You may have valid statutory defenses under state and local tenant protection laws.

**LEGAL ASSISTANCE:** You are strongly advised to seek legal counsel or contact a local tenant rights organization or legal aid society immediately to understand your rights, defenses, and obligations prior to the deadline stated in this notice.

**PROHIBITION OF UNLAWFUL SELF-HELP:** Landlord is prohibited under state law from engaging in unlawful self-help evictions, including locking out the tenant, removing tenant belongings, or interrupting essential utilities without a court order.

## GENERAL PROVISIONS

This notice is governed by the landlord-tenant laws of the State of Virginia.

This notice does not waive any other rights or remedies available to the landlord under the lease or applicable law.

---

## STATE-REQUIRED PROVISIONS

**VIRGINIA 5-DAY NOTICE TO PAY OR VACATE (VA. CODE ANN. § 55.1-1245): TENANT IS GIVEN 5 CALENDAR DAYS TO PAY DELINQUENT RENT IN FULL OR DELIVER POSSESSION. FOR REMEDIABLE LEASE BREACHES, 21 DAYS TO CURE WITH 30 DAYS TERMINATION APPLIES. TENANT IS ADVISED OF THE RIGHT TO REDEMPTION OF TENANCY AND LEGAL AID CONSULTATION.**

## SIGNATURES

\_\_\_\_\_  
Signature

**Landlord:** \_\_\_\_\_

Date: \_\_\_\_\_