

NOTICE OF INTENT TO ENTER UPON THE LEASED PREMISES

Purpose:

The landlord may enter the leased premises under the following circumstances:

- (1) With the tenants consent
- (2) Without the tenants consent:
 - (a) for the protection or preservation of the premises.
 - (b) in case of emergency
 - (c) where the tenant has unreasonably withheld consent for the landlord to inspect, repair, provide agreed services (i.e. pest control), show the unit to prospective renters, purchasers, lenders, buyers, workers, or contractors. You are recommended to issue a seven day notice to cure in situations where the tenant unreasonably withholds consent and seek a court order for compliance.

The notice must be delivered twenty-four hours prior to an intended entry. The entry must be between 7:30 am and 8:00 pm.

Tenants:

Name all persons named on the lease and any others who you know to be residing in the subject premises. Do not name minors.

Delivery:

Post or hand deliver.

Note:

If the rent is current and the tenant is absent from the leased premises for up to half of a rental payment period you still have to obtain the tenants consent to enter except for the protection or preservation of the property.

Note:

The statute admonishes the landlord not to abuse the right of access or use it to harass the tenant.