

Tenants receiving HUD subsidized or LIHTC (low-income housing tax credit) rental assistance with questions are encouraged to contact their local legal aid program at (866) 534-5243 or <https://www.valegalaid.org/find-legal-help>

Landlord name	
Landlord address	
City, State, Zip	
Landlord phone	
Landlord fax	
Landlord email	

MATERIAL NONCOMPLIANCE NOTICE

TO:

Date: _____

Take notice that you have failed to follow the terms of your lease dated _____, or have failed to follow the terms of the Virginia Residential Landlord and Tenant Act (VRLTA), Code of Virginia §§55.1-1200 to 55.1-1262. This is a material noncompliance which could lead to your eviction.

The material noncompliance is/are violation(s) of the following provisions of the VRLTA, your lease, or house rules:

The full name (or description, if name unavailable) of the individual(s) who committed the violation(s) are:

The relationship to the head of household and/or other household members is:

The specific actions or inactions constituting the violation(s) are:

The date(s) and time(s) of day (if known) of the actions or inactions constituting the violation(s) are:

The place(s) of the actions or inactions constituting the violation(s) are:

[OPTION 1: REMEDIABLE VIOLATION]. This violation(s) is remediable (can be remedied). You have twenty-one (21) days after your receipt of this notice to remedy the violation(s). That date is: _____. If you remedy by that date, your lease will continue. Within that 21 day period, you are advised to notify the landlord what you have done to remedy the violation(s). If you do not remedy by that date, your lease will end thirty (30) days after your receipt of this notice. That date is: _____. If your lease ends and you have not moved, your landlord may file an eviction lawsuit (Summons for Unlawful Detainer) to ask for a court order to evict you.

[OPTION 2: NON-REMEDIAL VIOLATION]. This violation(s) is non-remediable (cannot be remedied). Your lease will end thirty (30) days after your receipt of this notice. That date is _____. If your lease ends and you have not moved, your landlord may file an eviction lawsuit (Summons for Unlawful Detainer) to ask for a court order to evict you.

[OPTION 3: CRIMINAL OR WILLFUL ACT THAT IS NON-REMEDIALABLE] This violation(s) constitutes a criminal or willful act that is non-remediable (cannot be remedied) and poses a threat to health and safety. Your lease will end immediately (72 hours) after your receipt of this notice. If your lease ends and you have not moved, your landlord may file an eviction lawsuit (Summons for Unlawful Detainer) to ask for a court order to evict you.

[VIOLENCE AGAINST WOMEN ACT (VAWA) PROTECTIONS]

Your landlord has no information that the violation(s) described above are as a result of your status as a victim entitled to protections under the federal Violence Against Women Act (VAWA) or applicable state or local law. Attached please find copies of a Notice of Occupancy Rights under the Violence Against Women Act, and a Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking Form, which VAWA requires that your landlord provide to you.

[HEARING RIGHTS BEFORE COURT FILING]¹

[OPTION 1: HEARING RIGHTS]. You have the right to a hearing before a court filing to discuss this notice with your landlord. You have ten (10) days after your receipt of this notice to ask your landlord in writing for that hearing. That date is: _____. If you ask your landlord in writing by that date for that hearing, your landlord will schedule that hearing with you and not file an eviction lawsuit until after that hearing (if an eviction lawsuit still is needed). You still will have the right to go to court to defend against an eviction lawsuit.

[OPTION 2: NO HEARING RIGHTS]. You do not have the right to a hearing before a court filing to discuss this notice with your landlord. The reason you do not have that right is:

¹ Federal subsidies may give tenants the right to a hearing before a court filing in certain circumstances.

You still will have the right to go to court to defend against an eviction lawsuit.

Your prompt attention to this matter is both necessary and appreciated.

I certify that a true and exact copy of this Material Noncompliance Notice was given to the tenant at the address shown above by:

First class mail

Hand delivery

Electronic mail

on _____.

By: _____