



# Cov Ntawv Qhia Kom Tawm Tsev thiab Xaus Daim Ntawv Xauj Tsev

Notices to Vacate and Ending a Lease

## Daim Ntawv qhia kom tawm tsev yog dabtsi?

Daim ntawv ceebtoom kom tawm tsev yog ib daim ntawv xaus daim ntawv xauj tsev. Koj lossis tus tswv tsev yog tus sau los tau. Yuav tsum yog daim ntawv **sau** ceebtoom xaus daim ntawv xauj tsev. Txawm yog hais lus xauj tsev hli-rau-hli xwb. Tej co ntawv xauj tsev hais tias koj yuav tsum tau muab daim ntawv ceebtoom txawm hais tias koj npaj yuav tsiv hnuv daim ntawv xauj tsev xaus. Yam ntawv ceebtoom toobkas los xaus daim ntawv xauj tsev yog nyob ntawm hom ntawv xauj tsev thiab sijhawm xauj tsev ntev li cas.

Yog koj lossis koj tus tswv tsev sau ib daim ntawv ceebtoom xaus daim ntawv xauj tsev, tus tswv tsev yuav tsum tau qhia koj txog txoj cai koj muaj txog kom kuaj xyuas tsev thaum koj tsiv-tawm. Lawv yuav tsum tau qhia koj hais tias koj muaj txoj cai nyob ntawd thaum lawv tuaj kuaj xyuas tsev thiab. Qhov no yuav yog sau ntawv qhia koj. Yog koj thov kom kuaj xyuas thaum tsiv-tawm, nws yuav tau teem sijhawm uas koj nyob tau ntawd. Tiamsis kom nws tsis txhob tshaj 5 hnuv ua ntej koj daim ntawv xauj tsev xaus lossis 5 hnuv ua ntej hnuv koj tsiv tawm. Yog koj thov kom tuaj kuaj xyuas, koj thiab koj tus tswv tsev yuav tsum sim teem ib lub sijhawm kuaj xyuas rau ntawm ib hnuv thiab sijhawm neb ob leeg pom zoo.



Yog koj tus tswv tsev muab ib daim ntawv ceebtoom rau koj thiab koj txiav txim tsis thov kom tuaj kuaj xyuas thaum tsiv-tawm, lawv tsis tas ua li.

## Xaus Daim Ntawv Xauj Tsev Hli-Tauj-Hli lossis Lwm Yam Ntawv Xauj Tsev Raw Sijhawm

Rau ntawv xauj tsev raws sijhawm, sijhawm xauj pib hnuv them nqi tsev mus txog hnuv rov them nqi tsev dua. Yog koj them nqi tsev hnuv tim ib txhua hli, koj sijhawm them nqi tsev yog hnuv tim ib ntawm lub hli mus txog thaum lub hli tas. Coob cov ntawv xauj tsev raws sijhawm kom them txhua hli.

Yuav xauj ntawv xauj tsev raws sijhawm, xws li ntawv xauj tsev hli-tauj-hli, koj lossis koj tus tswv tsev yuav tsum **sau ntawv qhia raws kevcai** tsawg kawg yog kom sijhawm txaus them nqi tsev ib zaug ua ntej hnuv yuav tsiv tawm. Ces, yog hais tias koj xav xaus koj daim ntawv xauj tsev rau lwm lub hli tag, daim ntawv ceebtoom yuav tsum xa kom mus txog thiab txais tau thaum 11:59 p.m. hnuv ua ntej yuav them nqi tsev rau lwm lub hli.

**Piv txwv:** cia peb tias koj xauj tsev hli-tauj-hli es them nqi tsev tim ib ntawm lub hli. Koj xav tsiv tawm thaum lub Plaub Hlis tag. Koj yuav tsum sau ntawv qhia koj tus tswv tsev tias koj yuav tawm tsev **ua ntej** lub Peb Hli tag. Koj tus tswv tsev yuav tsum txais tau koj daim ntawv tawm tsev tsis pub dhau 11:59 teev tsaus ntuj, thaum lub Peb Hli tim 31.

Yuav kom yog ntawv sau qhia raws kevcai, koj daim ntawv yuav tsum hais tias koj xaus ntawv xauj tsev hli-tauj-hli thiab lub hnuv tim ntawm lub hli kawg koj yuav tsiv tawm.

Piv txwv, koj daim ntawv hais tias, “Kuv yuav xaus wb daim ntawv xauj tsev hli-tauj-hli thaum lub Plaub Hlis tag. Kuv yuav tsiv tawm hauv lub tsev xauj thaum lub Plaub Hlis tim 30 lossis ua ntej ntawd.” Koj siv daim ntawv los nrog daim no lossis koj sau koj ib daim.

Yog koj xav tsiv tawm tabsis tsis sau ntawv qhia tawm tsev raws kevcai, tej zaum koj tus tswv tsev yuav kom koj them nqi tsev rau ib hlis ntxiv, lossis ntev tshaj, txawm yog tias koj tsiv tawm ua ntej lub hli tom ntej pib.

Yog koj tus tswv tsev xav kom koj tawm tabsis tsis sau ntawv qhia kom tawm raws kevcai, koj nyob tau hauv koj lub tsev txheej kom txog thaum koj tus tsev rov sau dua daim ntawv qhia koj raws kevcai. Koj yuav tsum them nqi tsev. Txawm yog tias daim ntawv qhia ua tsis yog, tej zaum koj tus tswv tsev yuav ua ntawv ntiab koj tawm tsev. Koj yuav tsum mus hauv tsev hais plaub thiab qhia rau tus kws txiav txim tias daim ntawv qhia tsis raws kevcai.

**NCO CIA: Tsis yog txhua cov ntawv xauj tsev raws sijhawm yog hli-tauj-hli. Tsis yog txhua cov ntawv xauj tsev raws sijhawm yog hli-tauj-hli muaj txoj cai qhia ib-hlis ua ntej.** Tej co ntawv xauj tsev raws sijhawm yuav kom qhia ua ntej 2 hlis, qhia 60 hnuv ua ntej, lossis 45 hnuv ua ntej. Yog koj muaj daim ntawv xauj tsev sau cia, ua zoo xyuas seb koj yuav tsum qhia ua ntej ntev npaum li cas yog yuav tawm tsev.

### **Xaus lossis Hloov Daim Ntawv Xauj Tsev rau-Ib-Lub-Sijhawm**

Daim ntawv xauj tsev rau-ib-lub-sijhawm yog daim ntawv xauj rau ib lub sijhawm ib zaug. Feem ntau qhov no yog ib xyoos tabsis lub sijhawm txawv tau. Ntau cov ntawv xauj tsev rau-ib-lub-sijhawm muaj qhov “sijhawm qhia” los xaus ntawv xauj tsev. Daim ntawv ceebtoom lub sijhawm yog qhov sijhawm ua ntej daim ntawv xauj tsev xaus. Koj lossis tus tswv tsev yuav tsum tau muab daim ntawv ceebtoom thaum lub sijhawm no yog koj tsis xa tauj daim ntawv xauj tsev lossis vim hais tias daim ntawv xauj tsev yuav xaus.

Feem ntau, daim ntawv xauj tsev rau-ib-lub-sijhawm hloov tsis tau lossis xaus ua ntej hnuv sau rau hauv daim ntawv xauj tsev. **Tiamsis qhov no muab hloov tau yog koj thiab koj tus tswv tsev neb ob leeg pom zoo rau qhov kev hloov no.**



## **Nyeem koj daim ntawv xauj tsev.**

Feem ntau, tsis tas sau ntawv qhia xaus daim ntawv xauj tsev rau-ib-lub-sijhawm (li yam li xauj tsev ib-xyoo) yog koj yuav xaus thaum hnuv sau hauv daim ntawv xauj tsev. **Tab sis** tej co ntawv xauj tsev rau-ib-lub-sijhawm yuav kom qhia ua ntej 30 mus rau 60 hnuv ua ntej hnuv xaus. Tej co ntawv xauj tsev qhia cov teev lossis hnuv tsiv tawm tibi.

Tej co ntawv xauj tsev rau-ib-lub-sijhawm muab 2 qho txawv “sijhawm qhia” los xaus daim ntawv xauj tsev. Daim ntawv xauj tsev muaj 1 qho sijhawm rau tus tswv tsev thiab ib qho sijhawm txawv rau tus neeg xauj tsev. Yog koj daim ntawv xauj tsev muaj 2 qho sijhawm txawv qhia li no, txoj kevcai tias koj xaiv seb qhov sijhawm qhia twg zoo dua rau koj los xaus koj daim ntawv xauj tsev. Piv txwv, daim ntawv xauj tsev tias tus neeg xauj tsev yuav tsum qhia 60 hnuv ua ntej tsiv tawm, tab sis tus tswv tsev yuav tsum qhia 30 hnuv ua ntej xwb. Txoj kevcai tias tus neeg xauj tsev xaiv tau seb qhia ua ntej 30 lossis 60 hnuv.

Tej co ntawv xauj tsev rau-ib-lub-sijhawm muaj ib qho sau tias “cia li rov xauj ntxiv.” Qhov no txhais tau hais tias yog koj tsis hais dabtsi rau tus tswv tsev, koj daim ntawv xauj tsev cia li rov nyob ib xyoo mus. Yog qhov cia li nyob ntawd yog 2 hli lossis tshaj, koj tus tswv tsev yuav tsum xav ib daim ntawv tuaj qhia koj txog qhov ntawd thiaj li yuav raws li kev cai. Yuav tsum xa daim ntawv lossis tus kheej xa kiag tuaj rau koj tsawg kawg 15 hnuv ua ntej hnuv koj yuav tau muab daim ntawv ceebtoom qhia txog koj txoj kev npaj yuav tsiv. Nws tsis pub tshaj 30 hnuv. Daim ntawv yuav tsum hais tias daim ntawv xauj tsev yuav rov ua tauj dua tsuas yog tshwj tias koj xa daim ntawv mus hais tias koj tsis xav rov tauj dua thiab yuav tsiv.

Nyeem koj daim ntawv xauj tsev kom zoo seb koj puas yuav tsum qhia tias koj npaj tsiv tawm thaum nws xaus.

**Yog koj nqi tsev them txhua hli thiab koj tus tswv tsev txais koj qhov nyiaj xauj tsev tom qab daim ntawv xauj tsev xaus, tej zaum koj cia li nyob tau tauj mus raws li hov xauj tsev hais lus cog hli-tauj-hli.**

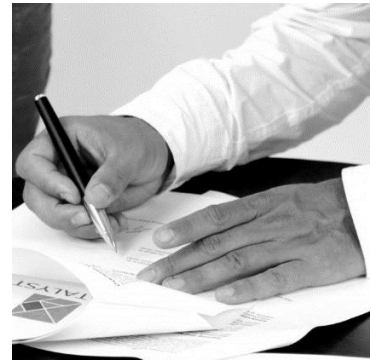
**Nco ntsoov, daim ntawv xauj tsev yog ib daim ntawv cog lus tseg!** Tsis txhob lov daim ntawv xauj tsev ua ntej xav txog tias koj yuav ua li cas. Yog koj yuav tsum lov ntawv xauj tsev, cov kev zoo tshaj plaws rau koj tawm ces yog:

- Tham kom sib haum nrog koj tus tswv tsev. Tej cheeb tsam muaj cov chaw pab sib kho uas yuav pab tau.
- Nug seb koj tus tswv tsev puas kam nrhiav tus neeg xauj tsev tshiab lossis cia koj nrhiav ib tus neeg xauj tsev tshiab.

Muaj ntau txoj kev los hloov lossis xaus ntawv xauj tsev. Nyob ntawm seb koj muaj ntawv xauj tsev rau-ib-lub-sijhawm lossis raws sijhawm. Yog koj thiab koj tus tswv tsev sau cia pom zoo hloov lossis xaus ntawv xauj tsev, ces qhov ntawd txaus los hloov lossis xaus ntawv xauj tsev lawm. Qhov no muaj tseeb rau xauj tsev hais ntawm ncauj lossis sau cia, ntawv xauj tsev rau-ib-lub-sijhawm lossis ntawv xauj tsev raws sijhawm. Tab sis tej zaum yuav txawv yog koj nyob Section 8. Hu rau koj lub hoobkas legal aid yog koj muaj lus nug txog qhov no.

## **Hais kom muab lus cog sau tseg cia.**

Yog koj tsis kom muab lus cog tseg sau cia, tej zaum yuav muaj qhov sib cas “koj hais, kuv hais” tom qab. Tej zaum yuav kom koj ua raws li cov lus sau hauv daim ntawv xauj tsev qub, nrog rau them tagnrho qhov nqi tsev.



**Ceebtoom!** Yog koj lov koj daim ntawv xauj tsev tsis sau ntawv qhia koj tus tswv tsev, tej zaum koj yuav tau them tagnrho cov nqi tsev rau lub sijhawm hauv ntawv xauj tsev yog tus tswv tsev nrhiav tsis tau lwm tus los hloov koj.

## **Yog kuv yuav tau tsiv tawm vim muaj kev ua phem/raug ntaus hauv tsev ne?**

Yog koj yuav tau tsiv tawm kom muaj kev ruaj ntseg ntawm kev raug ua phem/ntaus hauv tsev, tej zaum koj yuav xaus tau koj daim ntawv xauj tsev ntxov tsis tas tau koj tus tswv tsev pom zoo. Saib peb daim ntawv tseeb [Cov Neeq Raug Ntaus/Ua Phem Rau Hauv Tsev, Thab Zes, lossis Quab Yuam Deev: Koj Cov Cai Xaus Koj Daim Ntawm Xauj Tsev.](#)

## **Puas muaj lwm txoj kev kuv lov tau kuv daim ntawv xauj tsev?**

Muaj ob peb yam, tiamsis feem ntau koj xaus tsis tau ib daim ntawv txauj tsev. Nws nyob ntawm tus tswv tsev. Tabsis tsis tas cov tswv tsev cia koj tawm ntawm daim ntawv xauj tsev yog tias koj poob koj txoj haujlwm. Tsis tas lawv cia koj tawm ntawm daim ntawv xauj tsev yog koj yuav tsev lossis yog koj txoj haujlwm xa koj tsiv tawm xeev. Yog tej zaum koj yuav yuav tsev lossis raug xa tawm ntawm txoj haujlwm, ces muab tej no sau cia rau hauv koj daim ntawv xauj tsev thaum pib kom cia koj lov tau daim ntawv xauj tsev rau tej yam no.

Ib qo qauv uas thaum koj xaus tau daim ntawv xauj tsev ces yog koj muaj ib yam mob thiab toobkas tsiv mus rau ib qho chaw tu neeg mob. Koj yuav tsum ceebtoom tus tswv tsev tsawg kawg los 2 hlis ua ntej xaus daim ntawv xauj tsev. Daim ntawv ceebtoom rau koj tus tswv tsev yuav tsum muaj:

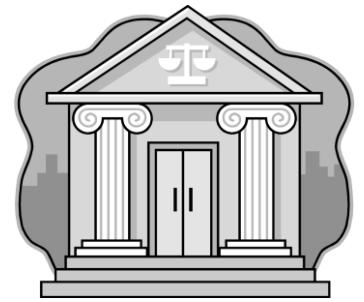
1. Ib daim ntawv luam koj tus kws kho mob sau qhov keeb kwm txog koj qhov mob lossis xiam oob qhab thiab
2. Muaj ntaub ntawv qhia hais tias lawv twb txais koj mus nyob qhov chaw tu mob lawm. Lossis koj muaj daim ntawv thov tos mus nyob lub chaw tu mob koj tus kws kho mob hais tias koj yuav tsum tsiv mus nyob.

Tej zaum cov tsev neeg ntawm cov neeg xauj tsev uas tau tas sim neej thaum lub sijhawm xauj tsev yuav xaus tau daim ntawv xauj tsev ntxov tsis tas tau tus tswv tsev lus pom zoo.

## **Tus tswv tsev xaus puas tau kuv daim ntawv xauj tsev yog kuv sawv nres kuv cov cai tus neeg xauj tsev muaj?**

Koj muaj cai hais kom kho tsev, hu tus kuaj tsev lossis ua ntawv them nqi tsev rau tsev hais plaub tuav yog koj tus tswv tsev tsis kho kom khoom tiav. Koj muaj cai hais kom tus tswv tsev yuav tsum saib tau koj kev tsis pub nws los hauv koj tsev. Tej cov no yog ib npaug ntawm koj cov cai neeg xauj tsev muaj hauv Minnesota.

Koj tus tswv tsev pauj tsis tau koj vim sawv nres koj cov cai ua tus neeg xauj tsev. Koj tus tswv tsev nce tsis tau koj nqi tsev, hais kom koj tsiv tawm, lossis ntxo koj cov kev siv vim qhov ntawd. Koj tseem yuav tsum tau them koj qhov nqi tsev kom raws sijhawm.



Yog koj sawv nres rau koj cov cai uas tus neeg xauj tsev thiab hais kom kho tsev lossis hu tus kuaj tsev es koj tau daim ntawv qhia kom tawm tsev lossis tau ntawv qhia tias nce nqi tsev tsis pub dhau 90 hnuv, txoj kevcai suav tau tias tus tswv tsev ua pauj koj yog nws **qhia tsis tau** ib qho zoo tias ua cas thiaj muab daim ntawv kom tawm tsev.

Sau ntawv mus rau koj tus tswv tsev sai li sai tau tias daim ntawv qhia kom tawm tsev lossis nce nqi tsev yog ua pauj vim nws nyob hauv lub sijhawm 90 hnuv thiab tias daim ntawv qhia koj siv tsis tau. Luam daim ntawv cia nyab tsam koj yuav tau siv hauv tsev hais plaub.

Yog koj tus tswv tsev mus ua ntawv ntiab koj tawm tsev vim koj nyob dhau lub sijhawm teem kom tsiv tawm hauv daim ntawv qhia kom koj tawm tsev, lossis tsis them tus nqi tsev tshiab, qhia rau tus kws txiav txim tias ua li cas. Qhia tus kws txiav txim qhov koj ua thiab hais kom nws ua (kho tsev, lwm yam) tsis pub dhau 90 hnuv ua ntej koj tau daim ntawv qhia.

Hais kom tsev hais plaub pib suav lub sijhawm 90 hnuv thaum koj tus tswv tsev kho tiav tej koj hais, li kho kom tag tej khoom puas.

**Nco Cia:** yog koj tus tswv tsev nce koj nqi tsev thiab koj mus hais hauv tsev hais plaub, koj yuav tsum them qhov nqi tsev qub mus rau hauv tsev hais plaub.

Tus kws txiav txim yuav tsis kam qhov ntiab tawm tsev yog tias tus tswv tsev qhia tsis tau ib qho lus keb zoo, daim ntawv qhia tsis yog ua pauj. Yog nws ntev tshaj 90 hnuv lawm, koj yuav tau qhia kom tau tias tus tswv tsev ua pauj koj yog koj mus hais hauv tsev hais plaub.

## **Puas muaj cov kevcai tshwj xeeb rau cov ntawv qhia tawm tsev thaum lub caij ntuj no?**

Tus tswv tsev lossis tus neeg xauj tsev ua tau ntawv qhia kom xaus daim ntawv xauj tsev thaum lub caij no. Txawm yog tias koj tsis qhia “raws kevcai” thaum koj tsiv tawm hauv tsev kem thaum lub caij no, los yuav tsum qhia tus tswv tsev tias koj yuav tsiv tawm. Cov neeg xauj tsev yuav qhia cov tswv tsev tsawg kawg 3 hnuv ua ntej tsiv tawm nruab nrab ntawm lub **Kaum Ib Hlis tim 15 thiab lub Plaub Hlis tim 15**. Tej zaum cov neeg xauj tsev tsis qhia ua ntej qhov 3-hnuv yuav txhaum lub txim hu uas “misdemeanor.” Txoj kevcai hais li no vim nyab tsam kav dej puas vim khov nab kuab yog lub tsev kem tsis muaj neeg nyob lossis tsis tso cua sov.



## **Yog kuv them nqi tsev tom qab lub sijhawm teem kom tsiv tawm hauv daim ntawv kom tawm tsev ne?**

Yog tus tswv tsev txais nyiaj ntawm koj tom qab hnuv teem kom koj yuav tawm, tej zaum txoj kevcai yuav muab daim ntawv qhia tsiv tawm raug tshem tawm. Yog txais nqi tsev lawm ces yog kom daim ntawv xauj tsev rov tauj ntiv mus.

Nrog tus kws lij choj tham ua ntej cia li xav tias muab koj daim ntawv qhia tsiv tawm tshem tawm vim tus tswv tsev txais koj qhov nqi tsev lawm.

*Cov ntawv Qhia Tseeb yog qhia kom paub txoj kevcai xwb TSIS yog muab txwv yim txog txoj kevcai. Mus ntsib ib tug kws lij choj rau tswv yim. Tsis txhob siv daim ntawv qhia tseeb yog tias nws qub tshaj ib xyoos lawm. Nug peb txog cov hloov tshiab, daim ntawv qhia txog cov ntawv qhia tseeb, lossis lwm hom ntawv.*

© 2025 Minnesota Legal Services Coalition. Luam tau daim ntawv no los siv rau tus kheej tsis ua lag luam thiab qhia kom paub xwb. Tagrho lwm cov cai ceev tseg. Qhov lus sau no yuav tsum nyob rau txhua daim ntawv. Txwv tsis pub muab luam, faib, thiab siv ua lag luam.

**Notice to Vacate / Notice to End Lease and Tenancy**  
(Ntawv Qhia Tawm Tsev / Ntawv Qhia Xaus Daim Ntawv Xauj Tsev)

Date (Hnub Tim:): \_\_\_\_\_

Landlord/Management Company/Property Manager: \_\_\_\_\_  
(Tswv Tsev/Tuam Txhab Tswj/Tus Tswj Kav:)

Address: \_\_\_\_\_  
(Chaw Nyob:)

City, State & Zip Code: \_\_\_\_\_  
(Zos, Xeev & Zip Code:)

Dear \_\_\_\_\_ Tswv Tsev/Tuam Txhab /Tus Tswj Tsev: Landlord/Management  
Company/Property Manager):  
(Nyob zoo)

I am writing to give you notice that I am ending our lease and tenancy for the rental property at:  
\_\_\_\_\_ (address of rental property).

Kuv sau ntawv tuaj qhia koj tias kuv yuav xaus wb daim ntawv xauj tsev thiab nyob ntawm qhov chaw  
xauj ntawm no: \_\_\_\_\_ (chaw xauj tsev chaw nyob)

I'm ending the lease at the end of the \_\_\_\_\_ (month and year) rent period.  
Kuv yuav xaus daim ntawv xauj tsev thaum kawg ntawm lub \_\_\_\_\_ (hli thiab xyoo) sijhawm them nqi.

I will "vacate and surrender" (move out) on or before \_\_\_\_\_ (specific date).  
Kuv yuav "tawm thiab tso plhuav" (tsiv tawm) thaum lossis ua ntej \_\_\_\_\_ (sau hli, hnub tim, &  
xyoo)

Please contact me with any questions.

Thov tiv tauj kuv yog muaj lus nug.

Sincerely (Sau npe),

\_\_\_\_\_  
(Signature of Tenant or Tenants) (Tus/cov neeg xauj tsev xee npe)