

# At-Will Tenancy Termination: Know Your Rights and Protections

An at-will tenancy is a month-to-month rental agreement that can be terminated by either the landlord or tenant at any time, with proper notice.



## At-Will Tenancy Termination by The Law Store

★★★★★ 5 out of 5

Language : English  
File size : 323 KB  
Text-to-Speech : Enabled  
Screen Reader : Supported  
Enhanced typesetting : Enabled  
Word Wise : Enabled  
Print length : 8 pages



As a tenant, it's important to know your rights and protections under an at-will tenancy agreement. You should also be aware of the eviction process, in case your landlord attempts to evict you illegally.

## Tenant Rights Under At-Will Tenancy

As a tenant under an at-will tenancy agreement, you have the following rights:

- The right to occupy the rental unit for the duration of your tenancy, as long as you pay your rent on time and abide by the terms of your lease agreement.

- The right to receive proper notice from your landlord before your tenancy is terminated.
- The right to contest your eviction in court, if you believe that it is illegal.

## **Landlord Rights Under At-Will Tenancy**

As a landlord under an at-will tenancy agreement, you have the following rights:

- The right to terminate the tenancy at any time, with proper notice.
- The right to evict a tenant who violates the terms of their lease agreement.

## **Notice Requirements for At-Will Tenancy Termination**

In most states, landlords are required to give tenants 30 days' written notice before terminating an at-will tenancy. Tenants are also required to give their landlords 30 days' written notice before they move out.

The notice period may be shorter in some states, or for certain types of tenancies. For example, in California, landlords are only required to give tenants 15 days' notice before terminating a month-to-month tenancy.

## **Eviction Process for At-Will Tenancy**

If a landlord wants to evict a tenant, they must follow the legal eviction process. This process varies from state to state, but generally involves the following steps:

1. The landlord serves the tenant with a notice to vacate. This notice must state the reason for the eviction and the date by which the tenant

must move out.

2. If the tenant does not move out by the date specified in the notice, the landlord can file an eviction lawsuit with the court.
3. The court will hold a hearing to determine whether the landlord has a valid reason to evict the tenant. If the court rules in favor of the landlord, the tenant will be Free Downloaded to move out.

## **How to Protect Yourself From Illegal Eviction**

If you are a tenant, there are a few things you can do to protect yourself from illegal eviction:

- Make sure that you are paying your rent on time and abiding by the terms of your lease agreement.
- Keep a record of all communications with your landlord, including any notices or emails.
- If you receive a notice to vacate, contact a lawyer or tenant advocacy group for help.

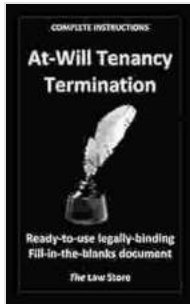
At-will tenancy agreements can be beneficial for both landlords and tenants. However, it's important to be aware of your rights and protections under this type of tenancy agreement.

If you have any questions about at-will tenancy termination, or if you are facing eviction, please contact an attorney for help.

The Law Store is a leading provider of legal information and resources. We offer a variety of resources on landlord-tenant law, including our

comprehensive guide to at-will tenancy termination. Visit our website today to learn more.

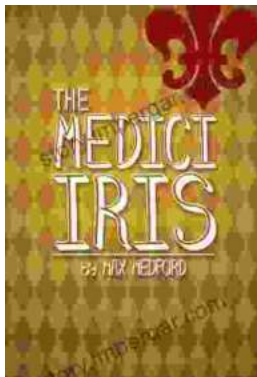
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