

Subject Written Notice Before Eviction Complaint

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Overview

Requires a landlord to give a tenant 14 days written notice for unpaid rent before filing an eviction action for unpaid rent, and changes the amount of time needed to terminate a lease without a written will.

Summary

Section	Description
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1	Terminating tenancy at will.
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Removes the provision that allows a landlord to terminate a tenancy without a written lease with 14 days' notice. The existing law that requires notice to be as long as the interval between the time rent is due would apply.

2	Complaint and summons.
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Subd. 1. Procedure. Requires the notice required in subdivision 2 to be included with the complaint.

Subd. 2. Written notice. Requires a landlord to deliver in person or by mail a letter explaining the total amount of rent owed and information about rental rights and assistance. The landlord must wait 14 days to proceed with filing an eviction to allow the tenant to pay the rent owed.

Subd. 3. Expedited process. Technical changes.