Verified against official Wisconsin law; sources on the attached page.

WISCONSIN NOTICE TO PAY RENT OR QUIT

Date of this notice: _____

To (tenant or tenants): _____

Premises (street address and unit): _____

City, county, state and ZIP code: _____

This notice is given for nonpayment of rent. The rent now due and unpaid for the premises is:

Rent due for (month or rental period): _____

Amount of rent due: $_____

Total amount due: $_____

You are required to pay the full amount due, or to deliver possession of the premises to the landlord, on or before: _____ (date).

If the full amount due is not paid by that date, the landlord intends to terminate the rental agreement.

Payment

Pay to (name): _____

Address for payment: _____

Telephone: _____

Wisconsin law on this notice

"If a month-to-month tenant or a week-to-week tenant fails to pay rent when due, the tenant's tenancy is terminated if the landlord gives the tenant notice requiring the tenant to pay rent or vacate on or before a date at least 5 days after the giving of the notice and if the tenant fails to pay accordingly." (Wis. Stat. § 704.17)

"If a tenant under a lease for a term of one year or less, or a year-to-year tenant, fails to pay any installment of rent when due, the tenant's tenancy is terminated if the landlord gives the tenant notice requiring the tenant to pay rent or vacate on or before a date at least 5 days after the giving of the notice and if the tenant fails to pay accordingly." (Wis. Stat. § 704.17)

"A month-to-month tenancy is terminated if the landlord, while the tenant is in default in payment of rent, gives the tenant notice requiring the tenant to vacate on or before a date at least 14 days after the giving of the notice." (Wis. Stat. § 704.17)

"if within one year of any prior default in payment of rent for which notice was given the tenant fails to pay a subsequent installment of rent on time, the tenant's tenancy is terminated if the landlord, while the tenant is in default in payment of rent, gives the tenant notice to vacate on or before a date at least 14 days after the giving of the notice." (Wis. Stat. § 704.17)

"If a tenant under a lease for more than one year fails to pay rent when due, or commits waste, or breaches any other covenant or condition of the tenant's lease, the tenancy is terminated if the landlord gives the tenant notice requiring the tenant to pay the rent, repair the waste, or otherwise comply with the lease on or before a date at least 30 days after the giving of the notice, and if the tenant fails to comply with the notice." (Wis. Stat. § 704.17)

Landlord or agent signature: _____

Printed name: _____

Address: _____

Telephone: _____

Date: _____

Delivery of this notice

Delivered on (date): _____
Delivery method: _____
Delivered by (name): _____

Wisconsin Eviction Notice to Pay Rent or Quit

What makes this eviction notice valid in Wisconsin

- ✓ The tenant must get written notice at least 5 days before an eviction for nonpayment of rent.
  "at least 5 days after the giving of the notice"
- ✓ Where the tenancy is under a lease for a term of one year or less or is year to year, the landlord may end it for nonpayment by giving the tenant notice to pay the rent or vacate on or before a date at least 5 days after the notice is given, if the tenant then fails to pay.
  "at least 5 days after the giving of the notice"
- ✓ A month to month tenancy is ended if the landlord, while the tenant is in default in payment of rent, gives the tenant notice to vacate on or before a date at least 14 days after the notice is given.
  "at least 14 days after the giving of the notice"
- ✓ Where the tenant under a lease for a term of one year or less or a year to year tenant fails to pay an installment of rent within one year of a prior default for which notice was given, the landlord may end the tenancy, while the tenant is still in default, by giving notice to vacate on or before a date at least 14 days after the notice is given, without giving a chance to pay.
  "at least 14 days after the giving of the notice"
- ✓ Under a lease for more than one year, a notice requiring the tenant to pay the rent, repair waste, or otherwise comply with the lease must allow the tenant at least 30 days from the giving of the notice to do so, and the tenancy ends if the tenant does not comply.
  "at least 30 days after the giving of the notice"

Source: Wis. Stat. § 704.17 · docs.legis.wisconsin.gov

General information, not legal or tax advice.