New Jersey Lease Termination Letter

General template, not legal advice. Have a New Jersey attorney review before use. Last reviewed October 29, 2026.

Use Version A when the landlord is ending the tenancy and Version B when the tenant is. Keep a copy and proof of delivery. This letter does not replace an eviction notice for unpaid rent or a lease violation, which has its own rules.

Version A: landlord to tenant

Date _____

Tenant name or names _____

Property address and unit _____

Lease or rental agreement date _____

Dear _____ (Tenant name),

This letter is written notice that your tenancy at _____ (Property address and unit) will end on _____ (Termination date). Please move out and return all keys by 11:59 p.m. on that date.

Reason for ending the tenancy: _____ (Reason, such as lease expiring and not renewed, owner move in, or sale. Write "not required" only where state and local law allow ending without a reason).

This notice is given at least _____ (Days of notice given) days before the termination date, which meets the notice required by your lease and by New Jersey law. If a local ordinance requires relocation help or a specific notice form, it is attached.

> Notice to end a month-to-month tenancy in New Jersey: A month to month tenant who is covered by the Anti-Eviction Act cannot be removed without a statutory cause; in owner occupied two and three family homes a one month notice to quit applies. (N.J.S.A. 2A:18-61.1 and 2A:18-61.2)

Before you leave, please remove all belongings, clean the home, and send us your forwarding address in writing. You may ask for a walk-through inspection before move-out; please call _____ (Phone) to schedule it. We will return your security deposit, less any lawful deductions with an itemized list, within the time New Jersey law requires.

> Deposit return deadline in New Jersey: The landlord must return the deposit with interest, less lawful deductions, within 30 days after the tenancy ends, or within five business days when a fire, flood, condemnation or evacuation displaces the tenant. (N.J.S.A. 46:8-21.1)

Rent remains due through the termination date. If you have questions, contact _____ (Landlord contact name, phone and email).

Sincerely,

Landlord or agent signature

Printed name

Date

Proof of delivery

- ☐ Hand delivered to the tenant on _____ (Date)
- ☐ Mailed by certified mail on _____ (Date), tracking number _____ (Tracking number)
- ☐ Posted at the door and mailed on _____ (Date)
- ☐ Emailed on _____ (Date), where the lease allows notice by email

Delivered by (name)

Version B: tenant to landlord

Date

Landlord or manager name

Landlord notice address

Property address and unit

Dear _____ (Landlord name),

Please accept this letter as my written notice that I will end my tenancy at _____ (Property address and unit) and move out on or before _____ (Move-out date). This gives at least _____ (Days of notice given) days' notice, as my lease and New Jersey law require.

If I am ending a fixed-term lease early, the reason is: _____ (Reason, if any, such as active military orders or another protected reason under state law). Supporting documents are attached where the law requires them.

> Early termination for military service in New Jersey: A service member can end a residential lease after entering active service, or after receiving permanent change of station or deployment orders of 90 days or more, with written notice and a copy of the orders. (Servicemembers Civil Relief Act (50 U.S.C. 3955))

> Early termination for domestic violence survivors in New Jersey: A tenant facing an imminent threat of serious harm from domestic violence can end the lease with written notice and one of the documents the law lists; the lease ends 30 days after the landlord receives them, with rent prorated. (New Jersey Safe Housing Act (N.J.S.A. 46:8-9.4 et seq.))

Please send my security deposit and any itemized deductions to my forwarding address: _____ (Forwarding address). I would like to schedule a move-out inspection; I can be reached at _____ (Tenant phone and email).

Sincerely,

_____

Tenant signature

_____

Printed name

_____

Date

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