

Breaking a Lease in Arizona: Tenant Rights and Landlord Options

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/arizona-breaking-a-lease>

An Arizona tenant who leaves early can owe rent, but the landlord must make reasonable efforts to re-rent the unit. Survivors of domestic violence or sexual assault and service members have specific early exit rights.

Key points

- A tenant who enters active military service, or who gets permanent change of station or deployment orders, can end a residential lease early with written notice and a copy of the orders.
- A tenant who was a victim of domestic violence or sexual assault in the home within the last 30 days can ask in writing to be released with a move out date within 30 days, with a protective order or police report, and owes no future rent or early exit fees.
- A tenant may end the lease if the landlord does not fix a material problem within 10 days of written notice, or 5 days when health and safety are affected.
- Either side ends a month to month tenancy with written notice at least 30 days before the next rent due date.
- When a tenant abandons the unit, the landlord generally must make reasonable efforts to re-rent it at a fair rent before holding the tenant to the remaining rent.

Arizona at a glance

Rule	Arizona	Law
Military service	A tenant who enters active military service, or who gets permanent change of station or deployment orders, can end a residential lease early with written notice and a copy of the orders.	Servicemembers Civil Relief Act (50 U.S.C. 3955)
Domestic violence survivors	A tenant who was a victim of domestic violence or sexual assault in the home within the last 30 days can ask in writing to be released with a move out date within 30 days, with a protective order or police report, and owes no future rent or early exit fees.	A.R.S. section 33-1318

Rule	Arizona	Law
Unlivable conditions	A tenant may end the lease if the landlord does not fix a material problem within 10 days of written notice, or 5 days when health and safety are affected.	A.R.S. section 33-1361
Landlord duty to re-rent	When a tenant abandons the unit, the landlord generally must make reasonable efforts to re-rent it at a fair rent before holding the tenant to the remaining rent.	Arizona Residential Landlord and Tenant Act
Month-to-month notice	Either side ends a month to month tenancy with written notice at least 30 days before the next rent due date.	A.R.S. section 33-1375

Mistakes to avoid

- Billing the tenant for every remaining month without trying to re-rent the unit.
- Ignoring a protected early termination notice because it is inconvenient.
- Agreeing to an early exit by phone without a written agreement.
- Keeping more of the deposit than the lawful deductions.

Verify current law

Laws named in this summary:

- Servicemembers Civil Relief Act (50 U.S.C. 3955)
- A.R.S. section 33-1318
- A.R.S. section 33-1361
- Arizona Residential Landlord and Tenant Act
- A.R.S. section 33-1375

Official sources:

- Arizona Revised Statutes (Arizona State Legislature): <https://www.azleg.gov/arstitle/>
- Arizona Judicial Branch: eviction information: <https://www.azcourts.gov/>

General information, not legal advice. Check current law and talk to a Arizona attorney before you act. Last reviewed October 29, 2026.