

Breaking a Lease in Missouri: Tenant Rights and Landlord Options

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

Missouri has few statewide early termination rights beyond federal protection for service members. A month to month tenancy can be ended by either side with one month's written notice that ends on a rent day.

Key points

- A service member who enters active duty or receives qualifying orders can end a residential lease early with written notice and a copy of the orders.
- Either the landlord or the tenant can end a month to month tenancy with written notice that ends the tenancy on a rent due date at least one month after it is received.

Missouri at a glance

Rule	Missouri	Law
Military service	A service member who enters active duty or receives qualifying 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)
Month-to-month notice	Either the landlord or the tenant can end a month to month tenancy with written notice that ends the tenancy on a rent due date at least one month after it is received.	RSMo 441.060

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)
- RSMo 441.060

Official sources:

- Revised Statutes of Missouri, chapter 441 (Missouri Revisor of Statutes):
<https://revisor.mo.gov/main/OneChapter.aspx?chapter=441>
- Revised Statutes of Missouri, chapter 535 (Missouri Revisor of Statutes):
<https://revisor.mo.gov/main/OneChapter.aspx?chapter=535>
- Revised Statutes of Missouri, chapter 534 (Missouri Revisor of Statutes):
<https://revisor.mo.gov/main/OneChapter.aspx?chapter=534>
- Missouri Courts: <https://www.courts.mo.gov/>

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