

TITLE 2: NATURAL RESOURCES
DIVISION 4: LAND RESOURCES

§ 40204. Causes for Removal of Tenants.

Any tenancy of any houses, buildings, lands or tenements, and the assigns, under tenants or legal representatives of such tenant or lessee, may be removed from the premises in the manner hereinafter provided in the following cases:

(a) Where such person holds over and continues in the possession of the demised premises, or any part thereof, after the expiration of his time, without the permission of the landlord.

(b) Where such person holds over without permission as aforesaid, after any default in the payment of rent pursuant to the agreement under which the premises are held, and three days' notice in writing requiring the payment of the rent or the possession of the premises has been served by the person entitled to the rent on the person owing the same. The service of the notice shall be by hand delivery of a true copy thereof, or, if the tenant is absent from the rented premises, by leaving a copy thereof at such place.

The three day notice required of this subsection shall contain a statement in substantially the following form:

You are hereby notified that you are indebted to me in the sum of _____ dollars for the rent and use of the premises (address of the leased premises), CNMI, now occupied by you and that I demand payment of the rent or possession of the premises within 3 days (excluding Saturday, Sunday, and legal holidays) from the date of delivery of this notice, to wit: on or before the ____ day ____ of _____, 19__.

(landlord's name, address and telephone number).

(c) Where such person holds over without permission after failing to cure a material breach of the lease or oral agreement, other than nonpayment of rent, and when 15 days' written notice requiring the cure of such breach or possession of the premises has been served on the tenant. This subsection applies when the lease is silent on the matter or when the lease is an oral one. The notice may give a longer time period for the cure of the breach or surrender of the premises. In the absence of a lease provision prescribing the method for servicing notices, service shall be by hand delivery of a true copy thereof, or, if the tenant is absent from the rented premises by leaving a copy thereof at such place.

Source: PL 10-67, § 6.