

**EVICTION DIVERSION PILOT PROGRAM
LANDLORD'S NOTICE OF NONPAYMENT**

Commonwealth of Virginia VA. CODE § 55.1-1262

Case No.

..... General District Court
CITY

..... V.
NAME OF PLAINTIFF/LANDLORD NAME OF DEFENDANT/TENANT

I hereby notify this court that the tenant [] failed to make a payment under the court-ordered payment plan AND/OR [] failed to make current monthly rental payments as contracted for in the rental agreement as described below.

.....
PROVIDE DETAILS OF LATE OR MISSING PAYMENT(S)

[] I intend to seek a money judgment for final rent and damages pursuant to Va. Code § 8.01-128(B) at a hearing scheduled for
HEARING DATE AND TIME

I certify that I provided a copy of this Notice to the tenant by [] mailing OR [] hand delivering a copy of this Notice on the day of, 20 to the following address:

.....
ADDRESS

.....
DATE [] PLAINTIFF/LANDLORD []
NAME
[] ATTORNEY FOR LANDLORD
[] AGENT FOR LANDLORD

NOTICE TO TENANT:

Within 10 days of the date the Plaintiff/Landlord has signed this notice, the court will enter an order of possession without further hearings or proceedings unless you file an affidavit with the court stating that the current rent has, in fact, been paid and that the plaintiff/landlord has not properly acknowledged payment of such.

Form EDP-4 AFFIDAVIT OF TENANT IN RESPONSE TO LANDLORD'S NOTICE OF NONPAYMENT may be used to complete the tenant's affidavit. The form is available online at <http://www.vacourts.gov/forms/district/civil.html>.

You have the right to appeal an order of possession. Any such appeal must be filed and perfected within 10 days of entry of the order of possession. If an order of possession is entered, you will not receive formal notice from the court. You must confirm the entry date with the court and calculate your appeal period accordingly.