

# Christopherson Law Office, P.C.

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August 23, 2016

Anthony and Candice Raelund  
960 Rogers Lake Road  
Kila, Montana 59920

**Via Personal Service**

## NOTICE OF EVICTION

Mr. And Mrs. Raelund,

I have been retained to represent Erick and Keelee Enz and Lyn Rehm, your landlords.

On the afternoon of Thursday, August 18, you were served with a NOTICE TO PAY OR QUIT. Because of your failure once again to pay your rent in advance of the fifth of each month, this time being the rent which was due in advance of August 5, 2016, your landlords gave you notice that if you failed to pay your rent in full within three days, the lease agreement would be terminated. You failed to pay the rent due in accord with the terms of your Lease Option Agreement of November 7, 2014. For that reason, the lease terminated at 12:01 A.M. on August 22.

You are hereby notified to immediately surrender the leased premises of 960 Rogers Lake Road, Kila, Montana. The landlords will give you until midnight on August 31, 2016 to remove your personal property and leave the premises in a clean and undamaged condition. Your failure to comply with this notice of eviction will result in your landlords filing an action for possession with the Justice's Court of Flathead County. The landlords will sue you not only for possession of the leased premises, but also for unpaid rents, actual damages, and their attorney fees and costs.

Dated this 23<sup>rd</sup> day of August, 2016.

CHRISTOPHERSON LAW OFFICE, P.C.

By:   
Kim T. Christopherson

cc: Erick and Keelee Enz, Lyn Rehm

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COPY

**NOTICE TO PAY OR QUIT**

NOTICE TO: ANTHONY AND CANDICE RAE LUND, TENANT in possession and all others:

TAKE NOTICE THAT:

1. Pursuant to the LEASE OPTION AGREEMENT dated November 7<sup>th</sup>, 2014, you are obligated to pay \$2,500 rent on the premises described as: 960 Rogers Lake Road Kila, MT 59920 (the "Premises"), of which you are now in possession.
2. You are late in the payment of rents totaling \$2,500. This rent was due on August 5, 2016.
3. You are hereby required to PAY the said rent, in full, to the Landlord within **3 Days** after service of this notice. Rent must be personally delivered to Landlord on or before the end of the three-day period. RENT MAY NOT BE DELIVERED VIA THE U.S. POSTAL SERVICE.
4. If you fail to pay the above-mentioned rent as demanded herein, the LEASE OPTION AGREEMENT is immediately terminated and you shall immediately surrender possession of the Premises. In accord with paragraph 6 of the LEASE OPTION AGREEMENT, all monies paid as a down payment for the option to purchase will be forfeited.

**THIS NOTICE TO PAY RENT IS GIVEN PURSUANT TO THE APPLICABLE LAWS OF THE STATE OF MONTANA AND IN NO WAY IMPAIRS OR LIMITS ANY OF THE OTHER REMEDIES OR RIGHTS THAT THE LANDLORD MAY HAVE UNDER THE LEASE OR UNDER THE SAID LAWS.**

Issued on: 18<sup>th</sup> day of August, 2016

\_\_\_\_\_  
Tenant's Name: Anthony & Candice Raelund

\_\_\_\_\_  
Contact Phone Number

*E.M.*  
\_\_\_\_\_  
Landlord's Name: Erick Eriz

8/18/16

PO Box 8615  
Kalispell, MT 59920  
Contact Address