Mrs/Mr [Tenant]
[Rental apartment address],
[Postal code and city]

[Current date], [City]

DETERMINATION OF AN ADDITIONAL DEADLINE FOR PERFORMANCE OF OBLIGATIONS
In case of ignoring an additional deadline, this declaration of intent shall be deemed as
EXTRAORDINARY STATEMENT OF TERMINATION

We hereby remind you that you have unpaid [Rental apartment address] apartment rental fee(s) and/or incidental expenses, and **on the [Debt amount date] your debt was [Debt amount] EUR in total**, plus next month monthly rental fee and incidental expenses will be added.

Please pay off the current debt by the [At least 14 days][*1]. Also, we remind you that next month rental fee and incidental expenses must be paid on time.

If the aforementioned debt or delay in payment has not been liquidated by the due date and you are late in paying the rent, incidental expenses or a substantial part thereof on two consecutive payment due dates, then pursuant to § 316 (1) 1) of the Law of Obligations Act, **this letter shall be deemed as termination notice of the lease agreement [Contract number],** dated [Contract signing date] bind with the apartment at [Rental apartment address]. Therefore, the lease relationships arising from the above agreement will end on [**Date of termination of contract**][*2], as the date of termination **of the lease agreement**.

As such, you and any others still in possession of the premises must vacate the rental apartment by **[Date of termination of contract]**[*2] and hand it over to the landlord**.** Please arrange the time of handover of the dwelling in advance with [Landlord name] by phone or email.

The termination of the aforementioned Lease Agreement can be contested in the local County Court (https://www.kohus.ee/et/eesti-kohtususteem/maakohtud) or in the Lease Committee within 30 days as of the receipt of the notice.

Yours sincerely,

[Landlord name and contact][*3]

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*1 Additional time limit. Additional time should be minimum 2 weeks. An additional period of at least 2 weeks must be given and a time for delivery must be provided.
Calculation formula (example):
Today's date +
3 days for delivery +
2 weeks additional term
Total: Today's date +17 days

*2 Date of termination. Additional time limit +1 day
Calculation formula (example):
Today's date +
3 days for delivery +
2 weeks additional term +
1 day
Total: Today's date +18 days

*3 The landlord's declaration of intent must be signed

The document has been prepared on the basis of Rendin sample documents (www.en.rendin.co/drafts)