

# Metro Housing Compliance Office

Tenant and Property Enforcement Unit

OFFICIAL NOTICE

Run: 20260213022647

## EVICTION NOTICE

Type: eviction\_notice | Jurisdiction: AZ

NOTICE NUMBER	NTC-2026-422028
CASE NUMBER	2026-862649
DOCKET	DKT-5350
ISSUE DATE	February 13, 2026

### TO

Xavier Smooth  
2458 N Valencia Dr, Phoenix, AZ 85016  
Reference ID: XS-2026-862649

### SENT VIA MAIL AND ELECTRONIC COPY

Suggested response date: February 20, 2026

### NOTICE SUMMARY

Eviction notice to vacate and pay or quit from landlord to tenant. Response required within 3 days. This synthetic sample mirrors common formatting and wording seen in legal or administrative notices.

### IMPORTANT DATES AND ACTIONS

Date	Action	Notes
February 13, 2026	Notice issued	Document served to recipient
February 20, 2026	Response or filing due	Timeline may vary by jurisdiction
February 27, 2026	Administrative follow-up	Additional notice may be sent

### POTENTIAL OUTCOMES IF IGNORED

- Occupancy or property rights may change quickly.
- Fees can increase with service and filing activity.
- Missing cure windows can limit remedies.

### RECORDS COMMONLY GATHERED

- Lease or loan records and payment history.
- Photos and property condition notes.
- Messages with landlord, servicer, or manager.

# Consultation Intake Worksheet

Eviction Notice | Case 2026-862649 | Recipient Xavier Smooth

## CHRONOLOGY OF EVENTS

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## PEOPLE AND ORGANIZATIONS INVOLVED

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## DOCUMENTS TO BRING

- Notice packet and attachments
- Prior correspondence and statements
- Payment records and receipts
- Timeline notes and key names
- Questions for first consultation

## QUESTIONS FOR COUNSEL

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Estimated preparation time saved when this packet is complete: 45-90 minutes.