

DATE: [Date]

TO TENANT(S): [Tenant Name(s)]

ADDRESS: [Rental Property Address]

RE: NOTICE TO CEASE NUISANCE AND DISTURBANCE / NOTICE TO QUIT

Dear [Tenant Name],

This letter serves as formal notice regarding your conduct and the conduct of your guests at the premises located at [Rental Property Address]. It has been reported and documented that you are in violation of your lease agreement and local ordinances due to activities constituting a nuisance and unreasonable disturbance to other residents and/or neighbors.

DESCRIPTION OF VIOLATION(S):

[Detailed description of the specific incidents, including dates and times. Examples: excessive noise, police calls, illegal activity, physical altercations, or property damage.]

These actions interfere with the quiet enjoyment of the premises by others and pose a risk to the safety and well-being of the community. This behavior is a material breach of your Rental Agreement, specifically Section [Insert Section Number, e.g., Section 12: Conduct].

DEMAND FOR COMPLIANCE:

You are hereby demanded to immediately cease all nuisance activities and disturbances. You must comply with the terms of your lease agreement and ensure that your behavior, and that of your guests, remains respectful and lawful at all times.

NOTICE TO VACATE:

If the aforementioned disturbances do not cease immediately, or if further violations occur, your tenancy will be terminated. You are required to vacate the premises no later than [Insert Number of Days, e.g., 3 or 30] days from the receipt of this notice if the nuisance is not cured or if this notice serves as an incurable notice to quit under state law.

Failure to comply with this notice will result in the commencement of legal eviction proceedings against you. This may result in a court judgment, your removal from the property by law enforcement, and responsibility for all legal fees and court costs.

Please govern yourself accordingly.

Sincerely,

[Landlord/Manager Signature]

[Landlord/Manager Printed Name]

[Phone Number]
[Email Address]