NOTICE TO LEAVE THE PREMISES
(Notice to Quit for Non-Compliance)

Date: [Date of Notice]

To Tenant(s): [Names of all Adult Tenants]
And all other occupants in possession of the premises located at:
[Full Property Address]

RE: NOTICE TO VACATE FOR LEASE VIOLATION

Dear Tenant(s),

You are hereby notified that you are in violation of your residential lease agreement dated [Lease Start Date] for the property located at the address listed above.

Specifically, you have violated the provision regarding "Occupancy" or "Unauthorized Guests." It has been determined that the following unauthorized person(s) are residing at the premises without the Landlord's written consent:

Unauthorized Occupant(s): [Name(s) of unauthorized person(s) if known, or description]

This presence constitutes a material breach of your rental agreement. Under the terms of your lease and local landlord-tenant laws, you are required to perform the following action:

[Select one option below]

- **Option A (Cure):** You must ensure the unauthorized occupant(s) permanently vacate the premises within [Number] days of receiving this notice.
- **Option B (Quit):** You must vacate the premises and return all keys to the Landlord by [Date/Time] because of this lease violation.

Failure to comply with this notice will result in the commencement of legal proceedings for eviction (unlawful detainer) to regain possession of the property, which may include claims for court costs, legal fees, and damages.

Please govern yourself accordingly.

Sincerely,

[Landlord/Property Manager Name]
[Address]
[Phone Number]

Proof of Service:

I, _____, certify that on [Date], I served this notice by:
[ ] Personal delivery to the tenant.
[ ] Leaving it with a person of suitable age at the residence.
[ ] Posting it in a conspicuous place on the property and mailing via certified mail.