

NOTICE TO CURE OR QUIT

Date: [Date]

To Tenant(s): [Tenant Names]

Address: [Rental Property Address]

RE: NOTICE OF LEASE VIOLATION - UNAUTHORIZED PET

Dear [Tenant Names],

This letter serves as formal notice that you are in violation of your residential lease agreement dated [Lease Start Date] for the property located at [Property Address].

Specifically, you are in violation of the following provision: [Insert Clause Number/Section Name regarding Pets]. It has been observed or reported that an unauthorized animal is being kept on the premises, described as: [Description of Pet, e.g., Brown Dog].

Under the terms of your lease, pets are not permitted without prior written consent from the Landlord and/or the payment of required deposits.

TO CURE THIS VIOLATION:

You must remove the unauthorized animal from the premises within [Number of Days, e.g., 3] days of receiving this notice. The animal must not return to the property at any time.

FAILURE TO COMPLY:

If the unauthorized animal is not removed by [Deadline Date], your lease agreement will be terminated, and legal action for eviction may be initiated. Furthermore, you may be held liable for any damages, cleaning costs, or legal fees associated with this violation.

Please contact the undersigned immediately to confirm that the animal has been removed or to discuss this matter further.

Sincerely,

[Landlord or Property Manager Name]

[Phone Number]

[Email Address]