

NOTICE TO CURE OR QUIT

Date: [Current Date]

To: [Tenant Name(s)]

Address: [Rental Property Address]

RE: NOTICE OF LEASE VIOLATION - UNAUTHORIZED SUBLETTING

Dear [Tenant Name],

You are hereby notified that you are in violation of your residential lease agreement dated [Lease Start Date] for the premises located at [Property Address].

Specifically, you have violated the following provision(s) of your lease: [Insert Clause Number/Section Name regarding Subletting].

It has come to the attention of management that you have allowed unauthorized individuals, specifically [Name of Unauthorized Occupants, if known], to occupy the premises without written consent from the Landlord. This constitutes an unauthorized sublet or assignment of the rental unit.

ACTION REQUIRED:

You are required to remedy this violation within [Number of Days, e.g., 3 or 10] days from the date of this notice by ensuring that all unauthorized occupants vacate the premises and restoring the occupancy to only those individuals listed on the original lease agreement.

Failure to cure this violation by [Deadline Date] will result in the immediate termination of your lease agreement. If you do not comply, legal proceedings will be initiated to recover possession of the premises, which may include a claim for court costs and legal fees.

Please contact the undersigned immediately to confirm that the unauthorized occupants have vacated the property.

Sincerely,

[Landlord or Property Manager Name]

[Phone Number]

[Email Address]

Proof of Service:

I, [Server Name], certify that I delivered this notice on [Date] via:

Personal Delivery

Certified Mail

Posting on the main entry door