

NOTICE TO CURE OR QUIT

Date: [Current Date]

From: [Landlord/Property Manager Name]

Property Address: [Property Address, Unit Number, City, State, Zip]

To Tenant(s): [All Adult Tenant Names]

RE: NOTICE OF LEASE VIOLATION - ILLEGAL ACTIVITY

This notice is to inform you that you are in violation of your lease agreement dated [Lease Start Date] for the premises located at the address listed above.

Description of Violation:

It has been reported or discovered that the following illegal activity has occurred on the premises:

[Detailed description of the illegal activity, including dates and times if known].

This conduct is a direct violation of Section [Section Number] of your lease agreement, which prohibits illegal activities, and is a violation of local, state, or federal law.

Required Action:

You are hereby required to:

- Immediately cease all illegal activity on the premises.
- Ensure that all guests and occupants comply with the terms of the lease and the law.
- [Optional: Specify any other action required to cure the violation].

Notice to Quit:

If the aforementioned violation is not cured within [Number of Days] days of receipt of this notice, your lease will be terminated, and you must vacate the premises by [Move Out Date]. Failure to comply will result in legal proceedings for eviction and recovery of possession of the property.

Please govern yourself accordingly.

Sincerely,

[Signature]

[Printed Name of Landlord/Manager]

[Phone Number]

[Email Address]