

NOTICE TO CURE OR QUIT

Date: [Date of Notice]

To Tenant(s): [Name of All Adult Tenants on Lease]

Address: [Full Property Address and Apartment Number]

RE: NOTICE TO CURE VIOLATION OF LEASE AGREEMENT

Dear [Tenant Name(s)],

You are hereby notified that you are in violation of your Lease Agreement dated [Date of Lease Agreement] for the premises located at the address listed above.

Violation: Specifically, you are in breach of Section [Section Number] of your lease regarding "Occupancy" or "Unauthorized Guests." It has been observed that an unauthorized person(s) identified as [Name of Unauthorized Person, if known] is residing in the unit without the Landlord's prior written consent.

Required Action: 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 permanently vacate the premises.

Consequences: If you fail to cure this violation or vacate the premises by [Date of Deadline], the Landlord will initiate legal proceedings to terminate your tenancy and seek possession of the property, as well as any applicable court costs and legal fees.

Please contact the undersigned immediately to confirm that the unauthorized occupant has moved out or to discuss this matter further.

Sincerely,

[Landlord/Manager Signature]

[Printed Name]

[Phone Number]

[Email Address]

Proof of Service

I, [Name of Person Serving], declare that I served this notice on [Date] by:

- Hand delivering it 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 a copy via Certified Mail.