

NOTICE TO CURE OR QUIT

Date: [Date of Notice]

To: [Tenant Name(s)]

Address: [Property Address and Unit Number]

RE: VIOLATION OF LEASE AGREEMENT - SMOKING POLICY

Dear [Tenant Name],

This letter serves as formal notice that you are in violation of your Lease Agreement regarding the smoking policy at the premises located at [Property Address].

Description of Violation:

On [Date of Violation], it was reported/observed that smoking occurred in a prohibited area, specifically: [Description of area, e.g., inside the unit, on the balcony, or within 20 feet of the building].

Your Lease Agreement, dated [Lease Start Date], specifically states under Section [Section Number] that smoking is strictly prohibited in the following areas: [List prohibited areas].

Required Action:

You are hereby required to "Cure" this violation by immediately ceasing all smoking activities in prohibited areas. You must comply with the terms of your lease within [Number of Days, e.g., 3] days from the receipt of this notice.

Consequences of Non-Compliance:

Failure to cure this violation by the deadline stated above will result in further legal action, which may include the termination of your tenancy and/or eviction proceedings to regain possession of the property.

Please contact the undersigned immediately if you have any questions regarding this notice.

Sincerely,

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]

Proof of Service:

I, [Name of Person Delivering Notice], hereby certify that I served this notice on [Date] by: [Method of delivery, e.g., Hand delivery, Certified Mail, or Posting on Door].