

NOTICE TO CURE OR QUIT

Date: [Date of Notice]

To Tenant(s): [Tenant Names]

Property Address: [Full Address of Rental Unit]

PLEASE TAKE NOTICE that you are in violation of your residential lease agreement and/or the rules and regulations of the premises regarding the proper disposal of waste and garbage.

DESCRIPTION OF VIOLATION:

On or about [Date of Violation], the following improper waste disposal was observed:
[Describe issue here, e.g., leaving trash bags in hallways, overfilling bins, improper recycling, or dumping hazardous materials].

DEMAND TO CURE:

You are hereby required to remedy this violation within [Number of Days, e.g., 3] days of receiving this notice. To cure this violation, you must:

[List specific actions, e.g., Remove all trash from common areas and dispose of it in the designated dumpster].

NOTICE TO QUIT:

If the violation is not cured within the timeframe specified above, the Landlord will initiate legal proceedings to terminate your tenancy and recover possession of the premises. This may result in an eviction lawsuit and the assessment of legal fees and costs against you.

Please ensure that all future waste is disposed of in accordance with the terms of your lease to avoid further action.

Sincerely,

[Landlord or Property Manager Name]

[Phone Number]

[Email Address]

PROOF OF SERVICE:

I, [Server Name], declare that I delivered this notice on [Date] by:

Personal delivery to the tenant(s).

Leaving a copy with a person of suitable age at the residence.

Posting a copy on the front door and mailing a copy via certified mail.