

DATE: [Date]

TENANT NAME(S): [Tenant Name]

ADDRESS: [Property Address, Unit Number]

RE: NOTICE OF LEASE VIOLATION - CRIMINAL ACTIVITY

Dear [Tenant Name],

This letter serves as formal notice that you are in violation of your residential lease agreement dated [Lease Start Date] for the property located at the address listed above.

Nature of Violation:

Management has received reports or evidence regarding illegal or criminal activity occurring on or near the premises involving you, a member of your household, or a guest. Specifically, the following incident occurred:

[Insert description of incident, date, and time here]

Lease Provision Violated:

This activity is a direct violation of Section [Insert Section Number] of your lease agreement, which prohibits criminal activity, drug-related activity, or any behavior that threatens the health, safety, or peaceful enjoyment of the premises by other residents.

Required Action:

[Option A: You are required to cease all illegal activity immediately. Further violations will result in the immediate termination of your tenancy.]

[Option B: Due to the severity of this violation, your lease is being terminated. You are required to vacate the premises by (Date).]

Failure to comply with the terms of your lease or this notice will result in legal action, which may include eviction proceedings and the recovery of legal fees.

Please contact the management office immediately at [Phone Number] if you wish to discuss this matter.

Sincerely,

[Landlord/Property Manager Name]

[Company Name]

[Phone Number]