

NOTICE TO QUIT FOR NON-COMPLIANCE (SMOKING POLICY)

Date: [Date of Notice]

To: [Tenant Name(s)]

Property Address: [Full Address of Rental Unit]

Dear [Tenant Name],

This letter serves as formal notice that you are in material breach of your residential lease agreement dated [Lease Start Date] regarding the smoking policy for the premises.

Description of Violation:

Specifically, you have violated Section [Section Number] of your lease, which prohibits smoking [inside the unit / on balconies / in common areas]. Despite previous warnings issued on [Date of Previous Warning(s)], habitual smoking has continued to be documented on the following dates: [List Dates of Violations].

Action Required:

[Option A: For Cure or Quit States]

You are hereby notified to cease all smoking activities on the premises immediately. You have [Number] days to remedy this violation. Failure to comply will result in the termination of your tenancy.

[Option B: For Unconditional Quit States]

Due to the habitual nature of these violations, your lease is hereby terminated. You are required to vacate the premises and return all keys no later than [Move-Out Date/Time].

If you fail to comply with this notice, legal proceedings will be initiated to recover possession of the property, including any applicable court costs and attorney fees.

Sincerely,

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]

Proof of Service: This notice was delivered via [Hand Delivery / Certified Mail / Posting on Door] on [Date].