

Date: [Current Date]

To: [Tenant Name(s)]

Property Address: [Full Rental Address]

RE: NOTICE OF LEASE VIOLATION AND DISCOVERY OF SMOKING DAMAGES

Dear [Tenant Name],

This letter serves as formal notice regarding your tenancy at the address listed above. During a recent [inspection/maintenance visit] conducted on [Date], evidence of smoking inside the premises was discovered.

As per your Lease Agreement dated [Lease Start Date], specifically Section [Section Number/Title], smoking is strictly prohibited inside the rental unit. The following damages and signs of smoking were observed:

- [Description of damage: e.g., Discoloration of walls/ceilings]
- [Description of damage: e.g., Persistent smoke odor throughout the unit]
- [Description of damage: e.g., Burn marks on carpets or countertops]
- [Description of damage: e.g., Ash residue or cigarette butts found indoors]

Smoking inside the unit is a material breach of your lease. This activity causes significant property damage that requires professional cleaning, deodorizing, and repainting to restore the unit to its original condition.

Required Action:

You are hereby requested to immediately cease all smoking within the premises. Please be advised that upon your move-out, you will be held financially responsible for the full cost of repairs, ozone treatments, or specialized painting required to remedy these damages. These costs will be deducted from your security deposit, and any remaining balance will be billed to you directly.

Failure to comply with the non-smoking policy moving forward may result in further legal action, including the termination of your tenancy.

If you have any questions regarding this notice, please contact me in writing at [Your Email/Phone Number].

Sincerely,

[Your Name/Landlord Name]

[Your Phone Number]

[Your Mailing Address]