

NOTICE TO CEASE OR QUIT

Date: [Current Date]

To Tenant(s): [Tenant Name(s)]

Address: [Rental Property Address]

NOTICE OF LEASE VIOLATION

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.

Violation: Smoking on the premises in violation of Section [Number] of your lease agreement.

Description of Breach: On [Date of Incident], it was observed or reported that smoking occurred in [Specific Location, e.g., Apartment Unit, Balcony, Common Area]. This property is designated as a non-smoking facility.

Required Action: You are hereby required to "Cure" this violation by immediately ceasing all smoking activities within the prohibited areas of the property. You must also remove any smoking-related odors or damage caused by this violation.

Timeline: You must comply with this notice within [Number of Days, e.g., 3 or 7] days from the date of this letter.

Failure to cure this violation or any further instances of smoking on the premises will result in the termination of your lease agreement and the initiation of eviction proceedings to regain possession of the property.

Please contact the undersigned immediately to confirm your compliance.

Sincerely,

[Landlord/Manager Signature]

[Landlord/Manager Printed Name]

[Phone Number]

[Email Address]