

NOTICE TO CURE OR QUIT

Date: [Date]

To: [Tenant Name]

Address: [Property Address]

Unit Number: [Unit Number]

Dear [Tenant Name],

This letter serves as a formal warning regarding a violation of your residential lease agreement dated [Lease Start Date] for the property located at the address listed above.

DESCRIPTION OF VIOLATION:

You are currently in violation of Section [Section Number] of your lease agreement, which pertains to: [Describe violation, e.g., unauthorized pets, excessive noise, property damage, etc.].

REQUIRED ACTION:

To avoid further legal action, including the termination of your tenancy, you must remedy this violation by [Date]. The following actions must be taken: [Describe specific steps to fix the problem].

CONSEQUENCES:

Failure to correct this violation by the date specified above will result in the commencement of formal eviction proceedings. This may include a court filing to regain possession of the property and a claim for any associated legal fees or damages.

Please contact the undersigned immediately if you have any questions regarding this notice or if you believe this notice was sent in error.

Sincerely,

[Landlord/Manager Name]

[Phone Number]

[Email Address]