

NOTICE TO QUIT FOR BREACH OF LEASE

Date: [Date of Notice]

To Tenant(s): [Tenant Names]

Rental Address: [Full Address of Rental Property]

Dear [Tenant Names],

You are hereby notified that you are in breach of your residential lease agreement dated [Date of Original Lease] for the property located at the address listed above.

Description of Breach:

Specifically, you have violated the following provision(s) of your lease: [Cite Clause Number/Section] regarding [Describe the violation, e.g., unauthorized pets, excessive noise, property damage, or illegal subletting].

Action Required (Select One):

Cure the Breach: You have [Number of Days] days from the receipt of this notice to remedy the violation by [Describe specific action needed to fix the issue]. If the violation is not cured by [Date], your lease will terminate and you must vacate the premises.

Uncurable Breach: Due to the nature of this breach, your lease is hereby terminated. You are required to vacate the premises and deliver possession of the property to the Landlord within [Number of Days] days, no later than [Date].

If you fail to cure the breach or vacate the premises by the date specified above, legal action will be initiated to evict you and recover possession of the property, including claims for court costs and legal fees.

Please contact the undersigned immediately if you have any questions.

Sincerely,

[Landlord/Property Manager Signature]

[Printed Name]

[Phone Number]

[Email Address]

Proof of Service

I certify that on [Date], I served this notice to the tenant by:

Personal Delivery

- Certified Mail (Receipt # _____)
- Leaving it with a person of suitable age at the residence
- Posting it on the main entrance of the dwelling

Served by: _____ Date: _____