

NOTICE TO QUIT AND VACATE FOR NON-COMPLIANCE

Date: [Date of Notice]

To: [Tenant Name(s)]

Property Address: [Full Property Address]

Dear [Tenant Name],

This letter serves as formal notice that you are in material violation of your residential lease agreement dated [Lease Start Date] for the property located at [Property Address].

Specifically, you have breached the following provision(s) of your lease: **[Insert Section Number, e.g., Section 12: Subletting and Assignment]**. It has come to our attention that you have sublet the premises or a portion thereof to unauthorized individuals without obtaining prior written consent from the Landlord.

The unauthorized occupants identified are: [Names of Unauthorized Occupants, if known].

NOTICE IS HEREBY GIVEN that your tenancy is terminated. You and all other occupants are required to vacate the premises and return all keys to the Landlord no later than [Number of Days, e.g., 7 or 30] days from the date of this notice, specifically by **[Date of Move-Out]** at [Time].

Failure to vacate the property by the aforementioned date will result in the commencement of legal eviction proceedings against you. This action may result in a court judgment for possession, unpaid rent, legal fees, and court costs, which may negatively impact your credit rating.

Please contact the undersigned immediately to arrange a move-out inspection and to discuss the return of the keys.

Sincerely,

[Landlord/Property Manager Signature]

[Printed Name]

[Phone Number]

[Email Address]

Proof of Service:

I, [Name of Server], certify that I served this notice on [Date] by: [] Hand delivery to Tenant, [] Posting on the front door, [] Certified mail.