

## NOTICE TO QUIT FOR LEASE VIOLATION

Date: [Date]

To Tenant(s): [Tenant Names]

Property Address: [Full Address of Rental Unit]

Dear [Tenant Names],

This letter serves as formal notice that you are in violation of your residential lease agreement dated [Lease Start Date] for the property listed above.

**VIOLATION:** It has been brought to our attention that you are keeping an unauthorized pet on the premises. Specifically: [Describe pet, e.g., one brown dog]. This is a direct violation of Section [Section Number] of your lease agreement, which states that no pets are permitted without prior written consent from the landlord.

**REQUIRED ACTION:** To avoid further legal action or eviction proceedings, you must perform the following by [Deadline Date]:

- Permanently remove the unauthorized pet from the premises.
- Clean and repair any damage caused by the pet.
- Allow the landlord or agent to inspect the property to verify the pet is no longer present.

Failure to remedy this violation by the date specified above will result in the immediate termination of your lease agreement and the filing of an eviction lawsuit in court to recover possession of the property, along with any applicable legal fees and damages.

Please contact [Landlord/Manager Name] at [Phone Number] immediately to confirm your intent to comply.

Sincerely,

[Your Signature]

[Your Printed Name]

[Landlord/Property Management Company Name]