

NOTICE TO QUIT FOR ILLEGAL ACTIVITY

Date: [Date of Notice]

To Tenant(s): [Tenant Names]

Rental Address: [Full Property Address]

TO THE TENANT(S) AND ALL OTHERS IN POSSESSION:

NOTICE IS HEREBY GIVEN that your tenancy at the above-described premises is terminated effective [Number of Days] days from the date of service of this notice.

You are required to vacate the premises and deliver possession to the Landlord on or before:
[Date to Vacate].

This notice is being served due to the following illegal activity occurring on the premises:

[Detailed description of the illegal activity and date(s) of occurrence]

This conduct is a direct violation of your lease agreement and local/state laws. Under the laws of [State/Province], participation in or permitting illegal activity on the premises provides grounds for immediate termination of tenancy without the opportunity to cure the violation.

If you fail to vacate the premises by the date specified above, legal proceedings will be initiated against you to recover possession of the property, including a claim for court costs, attorney fees, and any applicable damages.

Landlord/Agent Signature: _____

Landlord/Agent Name: [Name of Landlord/Manager]

Address: [Landlord's Address]

Phone Number: [Landlord's Phone Number]

PROOOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare that I served this notice on [Date of Service] by:

- Delivering a copy to the tenant personally.
- Leaving a copy with a person of suitable age and discretion at the residence.
- Posting a copy in a conspicuous place on the property and mailing a copy via certified mail.

Signature of Server: _____