

DATE: [Date of Notice]

TO (Tenant Name): [Tenant Name]

ADDRESS: [Tenant Property Address]

RE: NOTICE TO QUIT FOR BREACH OF COVENANT

Dear [Tenant Name],

You are hereby notified that you are in breach of the lease agreement dated [Date of Lease] for the premises located at [Property Address].

Specifically, you have violated the following covenant(s) of your lease agreement:

Section/Clause: [Reference Section Number]

Description of Breach: [Describe the violation, e.g., unauthorized pets, illegal subletting, excessive noise, failure to maintain property].

[Select one option below]

☐ **Notice to Cure:** You are required to remedy the aforementioned breach within [Number] days of receiving this notice. If the breach is not corrected by [Date], your lease will be terminated and you must vacate the premises.

☐ **Notice to Quit:** This breach is non-curable. You are hereby required to quit and deliver up possession of the premises to the landlord on or before [Date of Move Out].

Failure to comply with this notice will result in legal proceedings to recover possession of the property, which may include a claim for court costs and legal fees.

Please contact the undersigned immediately to confirm your receipt of this notice or to discuss your plans for compliance/vacation.

Sincerely,

[Landlord/Agent Signature]

[Landlord/Agent Printed Name]

[Landlord/Agent Phone Number]

[Landlord/Agent Email Address]

Certificate of Service:

I certify that on [Date], I served this notice to [Tenant Name] via [Method of Delivery: e.g., Hand Delivery, Certified Mail, Posting on Door].

Signature of Server: _____