

Date: [Date]

To: [Tenant Name]

Address: [Property Address]

Unit Number: [Unit Number]

RE: NOTICE OF TERMINATION OF LEASE FOR MATERIAL BREACH

Dear [Tenant Name],

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

Specifically, you have failed to maintain the required utility services, including: [List specific utilities, e.g., Water, Electricity, Gas].

Under Section [Section Number] of your lease agreement, maintaining active utility accounts is a mandatory condition of your tenancy. Your failure to maintain these services constitutes a material breach because it [select one: creates a safety hazard / risks damage to the property / violates local building codes].

NOTICE TO VACATE:

Due to this material breach, your lease is hereby terminated. You are required to vacate the premises and return all keys no later than [Time] on [Date].

Please ensure that all personal belongings are removed and the property is left in a clean condition. Failure to vacate by the aforementioned date will result in the commencement of formal legal proceedings to recover possession of the property, as well as any applicable damages and legal fees.

Please contact the undersigned immediately to arrange for a move-out inspection.

Sincerely,

[Landlord/Manager Signature]

[Printed Name]

[Phone Number]

[Email Address]