

NOTICE TO QUIT FOR ILLEGAL ACTIVITY

Date: [Date of Notice]

To: [Tenant Name]

Address: [Rental Property Address]

Unit Number: [Unit Number, if applicable]

Dear [Tenant Name],

You are hereby notified that your tenancy at the above-mentioned premises is terminated effective immediately. You are required to vacate the premises and surrender possession to the landlord within [Number of Days] days of receiving this notice.

This eviction is based on the grounds of illegal activity occurring on the premises, which constitutes a material breach of your lease agreement and a violation of local/state laws. Specifically:

Description of Illegal Activity:

[Insert detailed description of the incident, including dates and police report numbers if available]

Because this notice is based on illegal activity, you [do/do not] have the right to cure this violation. Your failure to move out by [Date to Vacate] will result in legal action to recover possession of the property, damages, and legal fees.

Please return all keys and provide a forwarding address for the return of any remaining security deposit, subject to deductions for damages or unpaid rent.

Sincerely,

[Landlord/Manager Signature]

[Landlord/Manager Name]

[Phone Number]

[Email Address]

Proof of Service

I, [Name of Person Serving Notice], declare that I served this notice on [Date] by:

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