

Date: [Current Date]

To: [Tenant Name]

Address: [Property Address]

RE: NOTICE OF LEASE TERMINATION DUE TO ILLEGAL ACTIVITY

Dear [Tenant Name],

You are hereby notified that your lease agreement dated [Lease Start Date] for the premises located at [Property Address] is terminated effective immediately.

This termination is based on the discovery of illegal activity occurring on the premises, specifically: [Description of illegal activity, e.g., drug trafficking, assault, etc.].

This activity constitutes a material and irreparable breach of your lease agreement and a violation of [State/Local] law. Under the terms of your lease and applicable landlord-tenant laws, such behavior justifies immediate termination of your tenancy without the opportunity to cure the violation.

You are required to vacate the premises, remove all personal belongings, and return all keys no later than [Time] on [Date].

If you fail to vacate by the specified date, legal proceedings will be initiated to recover possession of the property, as well as any applicable damages, court costs, and attorney fees.

Sincerely,

[Landlord Name]

[Landlord Phone Number]

[Landlord Email]