

Date: [Insert Date]

To: [Tenant Name]

Property Address: [Insert Full Address of Rental Unit]

RE: NOTICE TO TERMINATE LEASE DUE TO UNLAWFUL ACTIVITY

Dear [Tenant Name],

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

This termination is based on the discovery of unlawful activity occurring on the premises, which constitutes a material and incurable breach of your lease agreement and a violation of local and state laws. Specifically, the following activity has been documented:

[Insert description of illegal activity or police report reference number]

Pursuant to the terms of your lease and governing landlord-tenant laws, you are required to vacate the premises and return all keys no later than [Insert Time] on [Insert Date].

Failure to vacate the property by the date and time specified above will result in the immediate commencement of legal eviction proceedings against you. This may also result in legal action to recover damages, attorney fees, and court costs.

Please ensure that all personal belongings are removed and the property is left in clean condition. The landlord reserves the right to pursue all legal remedies available regarding this matter.

Sincerely,

[Landlord or Property Manager Name]

[Company Name, if applicable]

[Phone Number]

[Email Address]