

NOTICE TO QUIT FOR ILLEGAL ACTIVITY

Date: [Date of Notice]

To: [Tenant Name]

Address: [Rental Property Address]

Unit Number: [Unit Number, if applicable]

TO THE TENANT(S) AND ALL OTHERS IN POSSESSION:

PLEASE TAKE NOTICE that your tenancy at the above-mentioned address is terminated effective immediately. You are required to vacate the premises and deliver possession of the property to the Landlord/Owner within [Number] days of receiving this notice.

This action is being taken due to the following illegal activity occurring on the premises, which constitutes a material breach of your lease agreement and a violation of the law:

Description of Violation:

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

Pursuant to [State/Local Law Code, if known], illegal activity is grounds for immediate termination of tenancy. Because this violation is non-curable, you do not have the right to remedy the breach to remain in the property.

Failure to vacate the premises by [Move-out Date] at [Time] will result in the commencement of legal proceedings against you for unlawful detainer and eviction. You may also be held liable for court costs, legal fees, and damages.

Please return all keys and property access devices to the Landlord upon move-out. Your security disposal will be handled in accordance with state law.

Sincerely,

[Landlord/Manager Signature]

[Landlord/Manager Printed Name]

[Contact Phone Number]

[Contact Email Address]

Proof of Service

I, [Server Name], declare that I delivered 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 via certified mail.