

[Landlord Name]
[Landlord Address]
[City, State, Zip Code]
[Date]

[Tenant Name]
[Tenant Address]
[Unit Number]
[City, State, Zip Code]

RE: NOTICE OF LEASE FORFEITURE AND TERMINATION OF TENANCY

Dear [Tenant Name],

This formal notice is to inform you that your lease agreement dated [Lease Start Date] for the premises located at [Property Address] is hereby forfeited and terminated effective immediately.

This action is being taken due to a material breach of the lease terms regarding criminal activity. Specifically, the following incident(s) occurred on or about [Date of Incident]:

[Insert description of criminal activity and police report number if available]

Under the terms of your lease agreement, specifically Section [Insert Clause Number], and in accordance with state and local laws, engaging in or permitting criminal activity on the premises is grounds for immediate forfeiture of the lease without the right to cure.

You are required to vacate the premises and return all keys to the landlord by [Time] on [Date]. Failure to vacate by this time will result in the commencement of legal eviction proceedings against you.

Any personal property remaining in the unit after the aforementioned date will be handled according to statutory requirements.

Sincerely,

[Landlord Signature]
[Landlord Printed Name]