

[Date]

[Tenant Name]
[Tenant Address]
[Unit Number]

RE: NOTICE TO VACATE FOR ILLEGAL ACTIVITY

Dear [Tenant Name],

This letter serves as formal notice that your lease agreement for the property located at [Property Address] is hereby terminated effective immediately.

This termination is based on a violation of the lease terms and local laws regarding illegal activity on the premises. Specifically, the following activity was documented: [Brief description of the illegal activity or police report number].

Pursuant to [State/Local Law Section] and your Lease Agreement, engaging in illegal acts constitutes a material and incurable breach of contract. You are required to vacate the premises and return all keys no later than [Time] on [Date].

Failure to vacate by the aforementioned date will result in the immediate filing of an eviction lawsuit (unlawful detainer) against you. This may result in additional legal fees, court costs, and a permanent mark on your rental history.

Please contact the management office immediately to coordinate the move-out inspection.

Sincerely,

[Your Name/Property Manager Name]
[Property Management Company Name]
[Phone Number]