

## NOTICE TO TERMINATE TENANCY FOR ILLEGAL ACTIVITY

**Date:** [Date]

**To Tenant(s):** [Tenant Names]

**Property Address:** [Full Address of Rental Unit]

Dear [Tenant Names],

This letter serves as formal notice that your tenancy for the property located at the address above is terminated effective [Date of Vacancy]. You are required to vacate the premises and return the keys by [Time] on that date.

This termination is based on the following illegal conduct discovered to have occurred on the premises:

**Description of Violation:** [Detailed description of the illegal activity, including dates and police report numbers if applicable].

This conduct constitutes a material breach of your lease agreement, specifically Section [Section Number] regarding "Illegal Activities," and is a violation of local and state landlord-tenant laws.

Please be advised that:

- You must remove all personal belongings by the date specified above.
- Failure to vacate will result in immediate legal action for eviction (unlawful detainer).
- The security disposal will be handled in accordance with state law following an inspection of the property.

Direct all future communications regarding this matter to [Landlord/Property Manager Name] at [Phone Number/Email].

Sincerely,

[Landlord Name/Property Manager Name]

[Landlord Address]

[Phone Number]