

Date: [Date]

To: [Tenant Name(s)]

Address: [Property Address, Unit Number]

RE: NOTICE OF LEASE CANCELLATION AND TERMINATION OF TENANCY

Dear [Tenant Name],

This letter serves as formal notice that your lease agreement for the premises located at [Property Address] is hereby cancelled, effective [Date of Termination].

This action is being taken due to your violation of the lease terms and local laws regarding unlawful activity on the premises. Specifically, the following illegal activity was documented:

[Description of unlawful activity, e.g., drug-related activity, unauthorized weapons, or specific police report number]

Under the terms of your lease agreement, Section [Number], and in accordance with state and local laws, engaging in or permitting unlawful activity is a material breach of the contract. This breach constitutes grounds for immediate termination of your tenancy without the opportunity to cure.

You are required to vacate the premises and return all keys by [Time] on [Date of Termination]. A final inspection of the property will be conducted at that time.

If you fail to vacate the property by the date specified, legal proceedings will be initiated to regain possession of the premises, which may result in additional costs and legal fees being assessed against you.

Sincerely,

[Your Name / Landlord Name]

[Your Phone Number]

[Your Email Address]