

**NOTICE TO QUIT FOR SEVERE NUISANCE**

**DATE:** [Date of Delivery]

**TO TENANT(S):** [Name of all adult occupants]

**ADDRESS:** [Full address of rental property]

**NOTICE IS HEREBY GIVEN** that your tenancy is terminated effective immediately. You are required to vacate the premises and deliver possession of the property to the landlord within [Number of days, e.g., 3] days from the date of service of this notice.

**REASON FOR TERMINATION:**

This notice is issued due to the creation or maintenance of a severe nuisance and/or illegal activity on the premises, which is a non-curable breach of your lease agreement and local landlord-tenant laws. Specifically:

[Insert detailed description of incidents, dates, and times involving safety hazards, violence, or severe property damage]

**NOTICE TO VACATE:**

Because this breach is considered non-curable, you do not have the right to remedy the situation. You must remove all personal belongings and return all keys to the landlord by the deadline stated above.

**LEGAL CONSEQUENCES:**

Failure to vacate the premises by the specified date will result in the immediate commencement of legal proceedings (eviction/unlawful detainer) to recover possession of the property, along with a claim for court costs, attorney fees, and any applicable damages.

**LANDLORD/AGENT SIGNATURE:** \_\_\_\_\_

**PRINT NAME:** [Name of Landlord or Property Manager]

**ADDRESS:** [Landlord's Mailing Address]

**PHONE:** [Landlord's Phone Number]

**PROOF OF SERVICE**

I, the undersigned, being at least 18 years of age, declare that I served this notice on [Date] by:

- ( ) Delivering a copy to the tenant personally.
- ( ) Leaving a copy with a person of suitable age and discretion at the residence AND mailing a copy.
- ( ) Posting a copy in a conspicuous place on the property AND mailing a copy.

Signature of Server: \_\_\_\_\_