

NOTICE OF LEASE TERMINATION DUE TO SEVERE CONTAMINATION

Date: [Insert Date]

To: [Tenant Name(s)]

Property Address: [Full Address of Rental Unit]

Dear [Tenant Name],

This letter serves as formal notice that your tenancy for the property located at the address above is being terminated effective immediately, or by [Insert Move-out Date], due to severe property contamination.

This action is being taken based on the discovery of hazardous substances or illegal activities that have rendered the premises uninhabitable and unsafe. Specifically, the contamination involves:

[Insert description of contamination, e.g., chemical waste, hazardous mold, methamphetamine production, or biohazards]

This condition constitutes a material breach of your Lease Agreement, specifically Section [Insert Section Number], and violates local health, safety, and building codes. Due to the severity of the contamination and the risks to public health, the following applies:

- You must vacate the premises and remove all personal belongings by [Insert Time] on [Insert Date].
- Access to the property may be restricted or prohibited by local health authorities until professional remediation is complete.
- Failure to vacate by the specified date will result in immediate legal eviction proceedings.

Any security deposit held will be handled in accordance with state law; however, please be advised that costs for hazardous material cleanup and professional remediation will be deducted from the deposit, and we reserve the right to seek further damages through legal action.

Please return all keys and property access devices to [Insert Location/Person] upon your departure.

Sincerely,

[Landlord/Property Manager Name]

[Company Name]

[Contact Phone Number]

[Contact Email]