

## NOTICE TO QUIT FOR NON-COMPLIANCE (HEALTH AND SAFETY)

**Date:** [Insert Date]

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

**Property Address:** [Insert Full Property Address]

Dear [Tenant Name],

This letter serves as formal notice that you are in material breach of your residential lease agreement dated [Lease Start Date] for the property located at the address listed above.

Specifically, you have violated the following Health and Safety clause(s) of your lease agreement:

**Section/Clause Number:** [Insert Clause Number, e.g., Section 12.2]

**Description of Provision:** [Insert text of the safety clause, e.g., Tenant must maintain the premises in a sanitary condition and not block fire exits.]

### **Description of Violation:**

The following hazardous conditions were identified on [Date of Discovery]:

[Detailed description of the breach, e.g., accumulation of combustible waste, tampering with smoke detectors, or blocking emergency exits].

### **Action Required:**

[Option A: If the state allows a cure period]

You are hereby notified to remedy the aforementioned violation(s) within [Number] days of receiving this notice. Failure to correct these safety hazards by [Date] will result in the immediate termination of your lease and the commencement of legal eviction proceedings.

[Option B: If the breach is non-curable or immediate]

Due to the serious nature of this health and safety violation and the immediate danger it poses to the property and other occupants, your lease is hereby terminated. You are required to vacate the premises no later than [Move-out Date/Time].

Please be advised that if you fail to comply with this notice, legal action will be taken to recover possession of the property, including the filing of an unlawful detainer lawsuit, which may include claims for unpaid rent, damages, and legal fees.

Sincerely,

[Landlord/Property Manager Name]

[Address]

[Phone Number]

[Email Address]