

[Your Name]
[Your Address]
[Your Phone Number]
[Your Email]

[Date]

[Landlord or Property Manager Name]
[Landlord Address]

RE: NOTICE OF UNCONDITIONAL QUIT AND LEASE TERMINATION

Dear [Landlord Name],

Please accept this formal notice that I am vacating the premises located at [Your Rental Address], effective immediately. I am terminating my tenancy and rescinding our lease agreement due to your failure to maintain the property in a safe and habitable condition, constituting a material breach of the Health and Safety Code and the implied warranty of habitability.

The specific breaches include, but are not limited to:

- [Describe violation 1, e.g., persistent mold growth]
- [Describe violation 2, e.g., lack of functional plumbing/sewage]
- [Describe violation 3, e.g., structural hazards or fire safety issues]

Despite previous notifications provided on [Date of previous notice], these life-threatening or illegal conditions have not been remedied, making the premises unfit for human occupation. Consequently, I am exercising my right to vacate without further obligation for rent.

I will return all keys by [Date/Time] via [Method of delivery]. Please send my full security deposit and any prepaid rent to the following forwarding address within the time frame required by law:

[Your Forwarding Address]

Sincerely,

[Your Signature]
[Your Printed Name]