

DATE: [Date]

TO (Tenant Name): [Tenant Name]

ADDRESS: [Rental Property Address]

CITY/STATE/ZIP: [City, State, Zip Code]

RE: NOTICE OF INTENT TO PURSUE LEGAL EVICTION ACTION

Dear [Tenant Name],

This letter serves as formal notice that you are currently in violation of your lease agreement for the property located at [Rental Property Address].

The specific reason(s) for this notice is/are:

- [Insert reason, e.g., Non-payment of rent in the amount of \$0.00]
- [Insert reason, e.g., Unauthorized pets/occupants]
- [Insert reason, e.g., Repeated noise complaints or lease violations]

To avoid the commencement of formal legal proceedings, you must take the following action(s) by [Deadline Date/Time]:

[Insert required action, e.g., Pay the full balance of \$0.00 or vacate the premises].

Failure to remedy the situation by the date specified above will result in the immediate filing of an eviction lawsuit (Unlawful Detainer) in court. If a legal action is filed, the landlord will seek:

- Possession of the property;
- All past due rent and late fees;
- Legal fees and court costs;
- Damages to the property (if applicable).

Please govern yourself accordingly.

Sincerely,

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]