

## NOTICE TO QUIT OR VACATE

**Date:** [Current Date]

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

**Address:** [Property Address, Unit Number, City, State, Zip Code]

### RE: NOTICE OF LEASE TERMINATION DUE TO AGGRESSIVE PET BEHAVIOR

Dear [Tenant Name],

This letter serves as formal notice that your lease agreement for the property located at [Property Address] is being terminated. You are required to vacate the premises no later than [Move Out Date/Time].

This action is being taken due to a material breach of your rental agreement and/or local safety ordinances regarding pet ownership. Specifically, the following incident(s) involving your pet [Pet Name/Description] have been documented:

- **Date of Incident:** [Date]
- **Description of Behavior:** [Describe aggression: e.g., biting, lunging, attacking another animal, or threatening residents]
- **Location:** [Where incident occurred]

Under the terms of your lease, specifically Section [Lease Section Number], tenants are required to maintain control over their animals and ensure they do not pose a threat to the safety or quiet enjoyment of other residents and staff. The aggressive behavior demonstrated by your pet constitutes a safety hazard and a direct violation of these terms.

#### Action Required:

1. You must vacate the property and remove all personal belongings by [Time] on [Date].
2. You must return all keys and access fobs to the management office.
3. The unit must be left in a clean and undamaged condition.

Failure to vacate the premises by the date specified above will result in the commencement of formal legal proceedings to recover possession of the property, which may include a claim for legal costs and damages.

Sincerely,

[Landlord/Property Manager Name]

[Property Management Company]

[Phone Number]

[Email Address]