

Date: [Date]

To: [Tenant Name]

Address: [Rental Property Address]

City, State, Zip: [City, State, Zip]

RE: NOTICE TO CEASE AND NOTICE OF LEASE VIOLATION

Dear [Tenant Name],

This letter serves as formal notice that you are in violation of your residential lease agreement dated [Lease Start Date] for the property located at [Property Address].

Specifically, you are in breach of Section [Section Number] of your lease, which prohibits illegal activity on or about the premises. It has come to the management's attention that the following suspected illegal activities have occurred:

[Describe suspected activity and dates/times if known]

Please be advised that illegal activity is a serious material breach of your lease agreement. You are hereby directed to cease all such activities immediately. Use of the premises for any unlawful purpose is grounds for immediate termination of your tenancy and legal action for eviction.

Local law enforcement may be notified regarding these observations. We reserve all rights under the law and the lease agreement to pursue further action, including but not limited to eviction proceedings and recovery of legal fees.

If you have any questions regarding this notice, please contact the undersigned in writing.

Sincerely,

[Landlord or Property Manager Name]

[Contact Phone Number]

[Contact Email Address]