

NOTICE TO QUIT FOR ILLEGAL ACTIVITY

Date: [Date of Notice]

To: [Tenant Name]

Property Address: [Full Address of Rental Unit]

NOTICE IS HEREBY GIVEN that you are required to vacate the premises described above and deliver possession to the landlord within [Number] days of receiving this notice.

This notice is being issued due to suspected illegal activity occurring on the premises, which constitutes a material breach of your lease agreement and local law. The activity includes, but is not limited to:

[Insert description of suspected illegal activity or specific incidents here]

Pursuant to the terms of your lease and state law, your tenancy is hereby terminated. If you fail to vacate the premises by [Date], legal action will be initiated to recover possession of the property, as well as any applicable damages and legal fees.

Please return all keys and property access devices to the landlord upon move-out.

Sincerely,

[Landlord or Property Manager Name]

[Phone Number]

[Email Address]

Proof of Service

I, [Name of Person Serving Notice], certify that I served this notice on [Date] by:

- Hand delivering a copy to the tenant.
- Leaving a copy with a person of suitable age at the residence.
- Posting a copy in a conspicuous place on the property.
- Sending a copy via Certified Mail.