

## **FINAL NOTICE OF LEASE VIOLATION**

Date: [Date]

To: [Tenant Name]

Address: [Property Address, Unit Number]

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

Dear [Tenant Name],

This letter serves as a formal and final notice regarding a serious violation of your residential lease agreement dated [Lease Start Date] for the premises located at [Property Address].

### **VIOLATION DETAILS:**

Management has received evidence of illegal activity occurring on the premises, specifically: [Description of illegal activity, e.g., drug-related activity, unauthorized weapon possession, etc.]. This occurred on or about [Date of Incident].

### **LEASE PROVISIONS:**

This conduct is a direct violation of Section [Section Number] of your Lease Agreement, which prohibits illegal activity and conduct that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents.

### **FINAL DEMAND:**

This is your FINAL NOTICE. You are required to immediately cease all illegal activity on the property. Please be advised that illegal activity constitutes a non-curable breach of your lease agreement. We reserve the right to proceed with an immediate Unlawful Detainer (eviction) action in accordance with local and state laws.

If any further reports of illegal activity are confirmed, or if the current activity does not stop immediately, your tenancy will be terminated, and legal proceedings will begin without further notice to you.

Please govern yourself accordingly.

Sincerely,

[Landlord/Manager Name]

[Company Name]

[Phone Number]