

NOTICE TO CURE BREACH OF LEASE OR QUIT

Date: [Date of Notice]

To Tenant(s): [Tenant Names]

And all other occupants in possession of the premises located at:
[Full Property Address]

RE: NOTICE OF LEASE VIOLATION - UNAUTHORIZED BUSINESS OPERATION

PLEASE TAKE NOTICE that you are in violation of your residential lease agreement dated [Lease Start Date] for the premises listed above. Specifically, you are in violation of the following provision(s):

Section/Paragraph [Number]: [Quote or describe the clause prohibiting home businesses/commercial activity].

Description of Violation: It has been observed or reported that you are operating a business out of the residential unit. Specifically: [Describe the activity, e.g., frequent client traffic, commercial deliveries, or signage]. This property is zoned and leased for private residential use only.

REQUIRED ACTION:

You are hereby required to cure this violation by **[Date - e.g., 3 to 10 days from receipt]** by immediately ceasing all commercial business operations and removing any business-related equipment, inventory, or signage from the premises.

CONSEQUENCES:

Failure to cure this violation by the date specified above will result in the commencement of legal proceedings to terminate your lease agreement and recover possession of the premises, which may include a claim for court costs and attorney fees.

If you have already ceased business operations, please contact the undersigned immediately to schedule an inspection of the premises.

Sincerely,

[Landlord/Property Manager Name]

[Landlord Address]

[Phone Number]

Proof of Service

I, [Name of Server], declare that I served this notice on [Date] by:

[] Delivering a copy to the tenant personally.

- Leaving a copy with a person of suitable age and discretion at the residence.
- Posting a copy on the front door and mailing a copy via certified mail.