

NOTICE TO CURE ILLEGAL SUBLETTING OR QUIT

Date: [Date]

To: [Tenant Name]

Address: [Rental Property Address]

Unit Number: [Unit Number, if applicable]

PLEASE TAKE NOTICE that you are in violation of your residential lease agreement dated [Lease Start Date] for the premises located at the address listed above.

NATURE OF VIOLATION:

You have violated the terms of your lease, specifically Section/Paragraph [Number], by subletting the premises or allowing unauthorized occupants to reside in the unit without the prior written consent of the Landlord.

REMEDY:

You are hereby required to cure this violation by [Deadline Date, e.g., 10 days from receipt] by ensuring that all unauthorized subtenants or occupants vacate the premises and restoring the occupancy to the terms of your original lease.

NOTICE TO QUIT:

If you fail to cure this violation by the date specified above, your lease will be terminated, and you must vacate the premises and deliver possession to the Landlord. Failure to comply will result in legal proceedings to evict you and any other occupants, which may include a claim for court costs and legal fees.

Sincerely,

[Landlord or Property Manager Name]

[Phone Number]

[Email Address]

Proof of Service:

I certify that on [Date], I served this notice by:

Personal Delivery

Certified Mail (Receipt # _____)

Posting on the Premise Door