

**NOTICE TO CURE BREACH OF LEASE OR QUIT**

Date: [Current Date]

To Tenant(s): [Tenant Names]

Rental Address: [Full Property Address]

**PLEASE TAKE NOTICE** that you are in violation of your Lease Agreement dated [Date of Lease] regarding the "No Smoking" policy of the premises.

**DESCRIPTION OF VIOLATION:**

It has been observed or reported that smoking has occurred inside the unit or in prohibited common areas on the following date(s): [Dates/Times]. This is a direct violation of Section [Section Number] of your lease agreement which prohibits indoor smoking.

**NOTICE TO CURE:**

You are hereby required to remedy this violation immediately. You must cease all smoking activities within the rental unit and any other prohibited areas of the property. You must also remove any odors or residues resulting from this violation.

**NOTICE TO QUIT:**

If this violation is not cured within [Number of Days, e.g., 3 or 10] days from the service of this notice, your tenancy will be terminated, and you must vacate the premises. Failure to comply will result in legal proceedings to recover possession of the property, damages, and court costs.

Please contact the undersigned immediately to confirm your compliance.

Sincerely,

[Landlord/Manager Name]

[Phone Number]

[Email Address]

---

**PROOF OF SERVICE**

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served this notice on [Date] by:

Delivering a copy to the tenant personally.

Leaving a copy with a person of suitable age at the residence and mailing a copy.

Posting a copy in a conspicuous place on the property and mailing a copy.

Signature of Server: \_\_\_\_\_