

NOTICE TO CURE VIOLATION OR QUIT

Date: [Date of Notice]

To: [Tenant Name(s)]

Address: [Property Address]

Unit Number: [Unit Number, if applicable]

NOTICE OF LEASE VIOLATION: UNAUTHORIZED PROPERTY ALTERATION

Dear [Tenant Name],

This notice is to formally advise you that you are in violation of your Lease Agreement dated [Lease Start Date] regarding the premises located at the address listed above.

DESCRIPTION OF VIOLATION:

It has come to the Landlord's attention that the following unauthorized alteration(s) have been made to the property:

[Describe specific alterations, e.g., painting walls, installing fixtures, removing cabinets, etc.]

Under Section [Section Number] of your Lease Agreement, tenants are prohibited from making alterations, improvements, or structural changes to the premises without prior written consent from the Landlord. No such consent was granted for the aforementioned changes.

DEMAND TO CURE:

You are hereby required to remedy this violation within [Number of Days, e.g., 7 or 10] days from the date of this notice. To cure this violation, you must:

[Specify required action, e.g., restore the walls to their original color, remove unauthorized fixtures, repair any damage caused by the alteration].

NOTICE TO QUIT:

Failure to cure this violation by [Deadline Date] will result in further legal action, which may include the termination of your Lease Agreement and the initiation of eviction proceedings to recover possession of the premises.

Please contact the undersigned immediately to confirm your intent to comply or to schedule an inspection once the restoration is complete.

Sincerely,

[Landlord or Property Manager Name]

[Phone Number]

[Email Address]

CERTIFICATE OF SERVICE:

I certify that a copy of this notice was delivered to the Tenant on [Date] via:

- Personal Delivery
- Certified Mail
- Posted on Premises