

NOTICE TO CURE OR QUIT

Date: [Date]

To: [Tenant Name(s)]

Address: [Property Address, Unit Number]

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

RE: NOTICE OF LEASE VIOLATION - UNAUTHORIZED PET

Dear [Tenant Name],

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

DESCRIPTION OF VIOLATION:

It has come to the attention of Management that you are keeping an unauthorized pet (described as: [Description of Pet, e.g., Brown Dog]) on the premises. This is a direct violation of Section [Section Number] of your lease agreement, which states: [Insert Lease Language Regarding Pets].

REQUIRED ACTION:

You are required to remedy this violation within [Number, e.g., 3] days of receiving this notice by permanently removing the unauthorized pet from the premises.

CONSEQUENCES OF NON-COMPLIANCE:

If you fail to remove the pet or vacate the premises by [Deadline Date], the landlord will initiate legal proceedings to regain possession of the property, which may include eviction, termination of the lease, and the pursuit of any owed damages or legal fees.

Please contact the undersigned immediately to confirm that the pet has been removed or if you have any questions regarding this notice.

Sincerely,

[Your Signature]

[Your Printed Name]

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]