

NOTICE TO CURE CONVENANT OR QUIT

Date: [Date of Notice]

To: [Tenant Name(s)]

Address: [Rental Property Address]

City/State/Zip: [City, State, Zip Code]

RE: VIOLATION OF LEASE AGREEMENT - UTILITY DISCONNECTION

Dear [Tenant Name],

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

Specifically, you have violated the following provision(s) of your lease: **[Insert Section/Paragraph Number regarding Utilities]**, which requires the Tenant to maintain active and continuous utility services (including but not limited to electricity, water, and gas) at the premises.

It has come to the Landlord's attention that the following utility service(s) have been disconnected or are no longer in your name: **[List specific utilities, e.g., Electricity/Water]**.

NOTICE TO CURE: You are hereby required to remedy this violation within [Number of Days, e.g., 3 or 10] days from the date of this notice by restoring service and providing proof of active accounts to the Landlord. Failure to maintain utilities is a breach of the lease and poses a risk of damage to the property.

NOTICE TO QUIT: If you fail to cure this violation by [Deadline Date], your lease will be terminated and you must vacate the premises immediately. If you do not cure the violation or move out, the Landlord will initiate legal proceedings to recover possession of the property, damages, and legal fees.

Please contact the undersigned immediately to confirm that the utilities have been restored.

Sincerely,

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]

CERTIFICATE OF SERVICE: I certify that on [Date], I served this notice by [Method: e.g., Personal Delivery / Certified Mail / Posting on Door].