

**NOTICE TO QUIT - UNCONDITIONAL
FOR ILLEGAL BUSINESS OPERATIONS**

DATE: [Date of Notice]

TO TENANT(S):

[Tenant Name(s)]

[Rental Property Address]

[City, State, Zip Code]

Dear [Tenant Name],

NOTICE IS HEREBY GIVEN that your tenancy at the premises located at [Rental Property Address] is terminated effective immediately. This is an Unconditional Notice to Quit.

This action is being taken because you have used the premises for the purpose of conducting illegal business operations, specifically: [Description of illegal activity/operations].

This conduct constitutes a non-curable breach of your lease agreement and a violation of state and local laws. You are not being given an opportunity to remedy this breach.

YOU ARE REQUIRED to vacate the premises and deliver possession of the property to the landlord within [Number of Days, e.g., 3] days from the date of service of this notice. Failure to vacate by [Deadline Date] will result in the commencement of legal proceedings for eviction and recovery of possession of the property.

All keys must be returned to [Location for Key Return] upon your departure. Any personal property left on the premises after your move-out date will be handled according to state law.

Sincerely,

[Landlord or Property Manager Name]

[Landlord Address]

[Phone Number]

PROOF OF SERVICE

I, [Server Name], declare that I served this notice on [Date of Service] by:

☐ Delivering a copy to the tenant personally.

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

☐ Posting a copy in a conspicuous place on the property and mailing via certified mail.

Signature of Server: _____