

**NOTICE TO LEAVE THE PREMISES
(Unconditional Notice to Quit for Illegal Activity)**

Date: [Current Date]

To Tenant(s): [Full Names of all Tenants]

Address: [Full Property Address, Including Unit Number]

NOTICE IS HEREBY GIVEN that your tenancy is terminated effective immediately.

You, and all other occupants, 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.

REASON FOR TERMINATION:

This notice is based on illegal drug activity occurring on the premises, specifically:
[Description of illegal activity and dates if known].

This behavior constitutes a non-curable breach of your lease agreement and a violation of state and local laws. Because this notice is unconditional, you do not have the right to remedy or "cure" this violation to remain in the property.

Failure to vacate the premises by [Date and Time] will result in the immediate commencement of legal proceedings (Eviction/Unlawful Detainer) against you to recover possession of the property, damages, and court costs.

Landlord/Owner Signature: _____

Landlord Name: [Printed Name]

Address: [Landlord's Address]

Phone Number: [Landlord's Phone Number]

PROOF OF SERVICE

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

- Personal delivery to the tenant(s).
- 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: _____