

NOTICE TO QUIT FOR NON-CURABLE BREACH OF LEASE

DATE: [Current Date]

TO TENANT(S): [Tenant Name(s)]

AND ALL OTHERS IN POSSESSION: [Name of Unauthorized Subletter, if known]

PREMISES: [Full Address of the Rental Unit, including City, State, and Zip Code]

NOTICE IS HEREBY GIVEN that your tenancy is terminated effective immediately. You are required to vacate the premises and deliver possession of the unit to the Landlord within [Number of Days, e.g., 3 or 7] days of receiving this notice.

REASON FOR TERMINATION: You have violated the terms of your lease agreement by engaging in unauthorized subletting of the unit. Specifically, you have allowed [Name of Unauthorized Occupant] to reside in the premises without prior written consent from the Landlord.

NOTICE OF UNCONDITIONAL TERMINATION: Because this violation constitutes a substantial breach of the lease agreement and/or is classified as a non-curable violation under state law, you are NOT being given the opportunity to cure this breach. Your right to occupy the premises is terminated.

Failure to vacate the premises by [Date to Vacate] will result in legal proceedings against you to recover possession of the premises, as well as court costs, attorney fees, and any applicable damages.

Please return all keys and property access devices to the Landlord upon move-out.

LANDLORD/AGENT SIGNATURE: _____

LANDLORD NAME: [Landlord or Property Manager Name]

ADDRESS: [Landlord Address]

PHONE: [Landlord Phone Number]

PROOOF OF SERVICE:

I, _____, certify that on [Date], I served this notice by:

☐ Personal delivery to the Tenant.

☐ Leaving a copy with a person of suitable age at the premises.

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