

**Date:** [Date]

**To Tenant(s):** [Tenant Names]

**Property Address:** [Full Address of Rental Unit]

**RE: SIXTY (60) DAY NOTICE TO VACATE FOR LEASE VIOLATION**

Dear [Tenant Names],

This letter serves as formal notice that you are required to vacate the premises located at [Property Address] within sixty (60) days from the date of this notice. Your final day of possession shall be [Date of Move-Out].

This notice is being issued due to a material breach of your residential lease agreement. Specifically, you are in violation of [Section/Paragraph Number] of your lease regarding unauthorized pets. It has been documented that an unauthorized animal is being kept on the premises without written consent from the landlord and without payment of required fees.

Please be advised of the following:

- You must remove all personal belongings and clean the unit by the move-out date.
- You must return all keys and garage openers to the landlord.
- A move-out inspection will be conducted on [Date/Time].
- Your security deposit will be processed in accordance with state law and your lease agreement, pending an assessment of damages.

Failure to vacate the property by [Date of Move-Out] will result in the commencement of legal eviction proceedings.

Sincerely,

[Landlord/Manager Name]

[Phone Number]

[Email Address]