

[Your Name]
[Your Address]
[City, State, Zip Code]
[Phone Number]
[Email]

[Date]

[Landlord or Property Manager Name]
[Landlord Address]
[City, State, Zip Code]

RE: NOTICE OF LEASE TERMINATION FOR HEALTH AND SAFETY VIOLATIONS

Dear [Landlord Name],

I am writing to formally notify you that I am terminating my lease agreement for the property located at [Rental Address], effective [Date of Move-Out].

This termination is a direct result of your failure to maintain the premises in a habitable condition and your failure to remedy serious health and safety violations. Specifically, the following issues have not been corrected despite my previous written notice(s) dated [Date of previous notice]:

- [Describe Violation 1, e.g., Presence of toxic mold]
- [Describe Violation 2, e.g., Lack of running water or heat]
- [Describe Violation 3, e.g., Structural instability or exposed wiring]

Under [State/Local Residential Landlord-Tenant Act], these conditions constitute a breach of the implied warranty of habitability and safety. Because these issues pose an immediate threat to the health and safety of the occupants, I am exercising my right to terminate the tenancy without further penalty.

Please contact me to schedule a final walkthrough of the unit. I expect my full security deposit of \$[Amount] to be returned to me within [Number] days, as required by law. Please send the deposit and any final correspondence to my forwarding address:

[Your New Address]
[City, State, Zip Code]

Sincerely,

[Your Signature]
[Your Printed Name]