

Date: [Date]

To: [Tenant Name(s)]

Address: [Rental Property Address]

NOTICE OF TERMINATION OF LEASE FOR ILLEGAL ACTIVITY

Dear [Tenant Name],

This letter serves as formal notice that your lease agreement for the premises located at [Property Address] is hereby terminated effective immediately.

This action is being taken due to illegal activity occurring on the premises, specifically: [Description of illegal activity or police report number].

This conduct constitutes a material breach of your lease agreement, specifically Section [Section Number], and a violation of local and state laws. Under the laws of [State/Province], illegal activity on the premises provides grounds for immediate termination of the lease without the right to cure.

You are required to vacate the premises and return all keys by [Time] on [Date].

Failure to vacate by the specified date will result in the commencement of legal eviction proceedings against you. Any personal property remaining after this date will be handled according to local statutes.

Please contact [Landlord Name/Property Manager Name] at [Phone Number] to schedule a move-out inspection.

Sincerely,

[Landlord Signature]

[Landlord Printed Name]

[Landlord Address]

[Landlord Phone Number]