

Date: [Current Date]

To: [Tenant Name]

Address: [Property Address, Unit Number]

City, State, Zip: [City, State, Zip Code]

RE: NOTICE TO TERMINATE LEASE FOR LEASE VIOLATION

Dear [Tenant Name],

This letter serves as formal notice that your lease agreement dated [Lease Start Date] is being terminated. You are required to vacate the premises located at [Property Address] no later than [Move-Out Date].

This termination is due to a material breach of your lease agreement, specifically: **The presence of unauthorized pets on the property.**

Pursuant to Section [Section Number, e.g., 12] of your lease agreement, pets are strictly prohibited without prior written consent from the landlord. On [Date Violation Discovered], it was confirmed that an unauthorized [Type of Animal] is being kept in your unit.

Action Required:

- You must vacate the property and return all keys by [Time] on [Move-Out Date].
- The unit must be left in clean condition, free of all personal belongings and pet-related damage.
- Failure to vacate by the specified date will result in the commencement of legal eviction proceedings.

Please contact the undersigned immediately to schedule a move-out inspection.

Sincerely,

[Landlord/Manager Name]

[Phone Number]

[Email Address]