

Date: [Date]

To: [Tenant Name]

Property Address: [Property Address, Unit Number]

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

RE: NOTICE OF LEASE VIOLATION - UNAUTHORIZED PET

Dear [Tenant Name],

This letter serves as formal notice that you are in breach of your residential lease agreement dated [Lease Start Date] for the property located at [Property Address].

Specifically, it has come to our attention that you are keeping an unauthorized pet ([Description of Pet, e.g., Brown Dog]) on the premises. This is a direct violation of Section [Section Number] of your lease agreement, which states: [Insert Lease Clause regarding pets, e.g., "No pets are allowed without written consent"].

To remedy this breach, you are required to perform one of the following actions by [Deadline Date]:

- Permanently remove the unauthorized pet from the premises.
- Provide proof that the pet has been removed (e.g., a signed statement or inspection).
- [Optional: Contact the management office to complete a pet addendum and pay the required pet deposit/fees, if applicable and allowed].

Failure to comply with this notice within [Number] days may result in further legal action, including but not limited to, the termination of your tenancy and eviction proceedings as permitted by law.

Please contact me immediately at [Phone Number] or [Email Address] to confirm that you have received this notice and to discuss your plan for compliance.

Sincerely,

[Landlord/Property Manager Name]

[Company Name]

[Phone Number]