

NOTICE TO CURE OR QUIT

Date: [Current Date]

To: [Tenant Name(s)]

Address: [Rental Property Address]

Unit Number: [Unit Number, if applicable]

NOTICE OF LEASE VIOLATION

This notice is to formally inform you that you are in violation of your lease agreement dated [Lease Start Date] regarding the property located at the address listed above.

NATURE OF VIOLATION:

It has been observed or reported that an unauthorized pet is being kept on the premises. This is a direct violation of Section [Section Number] of your lease agreement, which states: [Insert Lease Clause Regarding Pets/No Pet Policy].

REQUIRED ACTION:

You are hereby notified to remedy this violation within [Number of Days, e.g., 3 or 7] days from the date of this notice. To comply, you must permanently remove the unauthorized animal from the premises.

FAILURE TO COMPLY:

Failure to remove the unauthorized pet by [Deadline Date] will result in further legal action, which may include the termination of your lease agreement and the initiation of eviction proceedings.

Please contact the undersigned immediately to confirm that the pet has been removed or to discuss this matter further.

Sincerely,

[Landlord or Property Manager Name]

[Phone Number]

[Email Address]

CERTIFICATE OF SERVICE

I certify that on [Date], I served this notice to the tenant(s) by:

- Personal delivery
- Leaving it with a person of suitable age at the residence
- Posting it in a conspicuous place on the premises

- Certified mail