

NOTICE TO REMOVE UNAUTHORIZED PET OR QUIT

Date: [Date]

To Tenant(s): [Tenant Names]

Rental Address: [Full Property Address]

Dear [Tenant Names],

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

Violation: It has been observed that an unauthorized pet is being kept on the premises. Specifically, a [Description of Pet: e.g., brown dog, black cat]. This is a direct violation of Section [Section Number] of your Lease Agreement, which prohibits pets without prior written consent from the Landlord.

Required Action: You are hereby required to take one of the following actions within [Number of Days, e.g., 3 or 7] days from the date of this notice:

1. Permanently remove the unauthorized pet from the premises.
2. Vacate and surrender possession of the property to the Landlord.

Failure to comply with this notice within the time frame specified will result in the commencement of legal proceedings to evict you from the premises and to recover any damages and legal fees allowed by law.

Please contact [Landlord/Property Manager Name] immediately at [Phone Number] if you have any questions regarding this matter.

Sincerely,

[Landlord/Manager Signature]

[Landlord/Manager Printed Name]

[Address]

[Phone Number]

Proof 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 property.

- Certified mail, return receipt requested.