

DATE: [Current Date]

TENANT NAME(S): [Tenant Names]

ADDRESS: [Property Address, Unit Number, City, State, Zip]

NOTICE TO CURE VIOLATION OR QUIT

Dear [Tenant Name],

This letter serves as formal notice that you are in violation of your Lease Agreement dated [Lease Start Date] for the premises located at the address listed above.

VIOLATION DETAILS:

It has been observed and/or reported that you are keeping an unauthorized animal (described as: [Description of Animal]) on the premises without prior written consent from Management/Landlord. This is a direct violation of [Section Number, e.g., Section 12] of your Lease Agreement regarding pets and animals.

REQUIRED ACTION:

You are hereby required to remedy this violation by permanently removing the unauthorized animal from the premises no later than [**Deadline Date/Time**].

FAILURE TO COMPLY:

If the animal is not removed by the date specified above, your lease will be terminated, and legal action will be initiated to regain possession of the property (eviction). Additionally, you may be held liable for any damages, cleaning costs, or legal fees incurred as a result of this violation.

Please contact the undersigned immediately to confirm that the animal has been removed or if you have any questions regarding this notice.

Sincerely,

[Landlord/Manager Name]
[Property Management Company Name]
[Phone Number]
[Email Address]

Proof of Service:

I, [Name of Person Delivering Notice], hereby certify that a copy of this notice was delivered to the tenant(s) on [Date of Delivery] via:

- Personal Delivery
- Posting on the Main Entry Door
- Certified Mail