

**NOTICE TO QUIT FOR IRREPARABLE PROPERTY DAMAGE**

**DATE:** [Current Date]

**TO TENANT(S):** [Tenant Name(s)]

**ADDRESS:** [Rental Property Address]

**NOTICE IS HEREBY GIVEN** that you are required to vacate the premises located at the address above **IMMEDIATELY**.

This eviction is being served due to material and irreparable damage caused to the property, specifically:

[Insert detailed description of the damage here]

Your actions constitute a serious violation of your lease agreement and local landlord-tenant laws. Because the damage is intentional, hazardous, or irreparable, your right to occupy the premises is terminated effective immediately.

You must remove all personal belongings and surrender all keys to the landlord by [Time] on [Date]. Failure to vacate will result in legal action and the filing of a formal eviction lawsuit (Unlawful Detainer) to remove you and your possessions from the property.

The landlord reserves the right to pursue legal action to recover the costs of all repairs, lost rent, and legal fees associated with this damage.

**LANDLORD SIGNATURE:** \_\_\_\_\_

**LANDLORD NAME:** [Landlord Name]

**CONTACT PHONE:** [Phone Number]

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**CERTIFICATE OF SERVICE**

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

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

**SERVED BY:** \_\_\_\_\_