

DATE: [Current Date]

TO: [Tenant Name(s)]

ADDRESS: [Rental Property Address]

RE: NOTICE TO VACATE FOR HABITUAL LATE PAYMENT OF RENT

Dear [Tenant Name],

This letter serves as formal notice that your tenancy is being terminated due to your habitual failure to pay rent on time. Despite multiple previous warnings and late notices, your rent payments continue to be received after the due date specified in your lease agreement.

Under the terms of your lease and local landlord-tenant laws, habitual late payment constitutes a material breach of your rental agreement. As a result, you are required to vacate the premises no later than midnight on [**Move-out Date**].

Before moving out, please ensure that:

- All personal belongings are removed from the unit.
- The premises are cleaned and returned to the condition in which you received them, minus normal wear and tear.
- All keys and access devices are returned to the landlord.

Your security deposit of \$[Amount] will be handled in accordance with state law. A statement of any deductions for damages or unpaid rent will be mailed to your forwarding address within [Number] days of your departure.

Please provide your forwarding address to the undersigned as soon as possible.

Failure to vacate by the date mentioned above will result in the immediate filing of an unlawful detainer action (eviction lawsuit) in court to regain possession of the property and seek any damages allowed by law.

Sincerely,

[Landlord or Property Manager Name]

[Phone Number]

[Email Address]