

**NOTICE OF DEFAULT AND INTENT TO EVICT  
FOR HEALTH AND SAFETY CODE VIOLATIONS**

Date: [Insert Date]

To Tenant(s): [Insert All Tenant Names]  
Address: [Insert Rental Property Address]  
Unit Number: [Insert Unit Number, if applicable]

**NOTICE IS HEREBY GIVEN** that you are in default of your lease agreement and/or the laws of the jurisdiction of [Insert City/State] due to significant violations of Health and Safety codes.

**DESCRIPTION OF VIOLATIONS:**

Specifically, the following conditions or actions have been identified at the premises:  
[Insert detailed description of violations, e.g., accumulation of combustible trash, blocking fire exits, unsanitary conditions, etc.]

**REQUIRED ACTION:**

[Option A: Cure or Quit] You are required to remedy the above-listed violations within [Insert Number] days of receiving this notice. Failure to correct these safety hazards will result in the immediate termination of your tenancy and the filing of an eviction lawsuit (Unlawful Detainer).

[Option B: Quit Only/Non-Curable] Due to the severity of these Health and Safety violations which pose an immediate danger to the property and/or other occupants, your tenancy is hereby terminated. You are required to vacate the premises within [Insert Number] days.]

**LEGAL NOTICE:**

If you fail to comply with this notice, legal proceedings will be commenced against you to recover possession of the premises, to recover any unpaid rent or damages, and to seek court costs and attorney fees as permitted by law.

Sincerely,

---

Landlord/Property Manager Name  
Contact Phone Number: [Insert Phone]  
Address for Service: [Insert Address]

**PROOF OF SERVICE**

I, [Name of Person Serving], declare that I served this notice on [Date] by:

- ( ) Delivering a copy to the tenant(s) personally.
- ( ) Leaving a copy with a person of suitable age and mailing a copy.
- ( ) Posting a copy in a conspicuous place on the property and mailing a copy.