

NOTICE TO QUIT FOR ILLEGAL ACTIVITY

Date: [Date]

To: [Tenant Name]

Address: [Rental Property Address]

NOTICE IS HEREBY GIVEN that you are in default of your lease agreement dated [Lease Start Date] for the premises located at the address listed above.

REASON FOR NOTICE:

You, or your guests/occupants, have engaged in illegal activity on or near the premises. Specifically:

[Description of illegal activity and date of occurrence]

This conduct is a substantial violation of your lease agreement and/or the laws of this jurisdiction. Under the terms of your lease and local landlord-tenant laws, such activity constitutes grounds for immediate termination of your tenancy.

DEMAND FOR POSSESSION:

You are required to vacate and surrender possession of the premises to the Landlord within [Number] days from the date of service of this notice. If you fail to move out by [Deadline Date], legal proceedings will be commenced against you to recover possession of the premises, to recover any damages, and to seek court costs and attorney fees.

Signed,

[Landlord/Property Manager Name]

[Phone Number]

[Address]

PROOF OF SERVICE

I certify that on [Date], I served this notice to [Tenant Name] by:

- Personal delivery to the tenant.
- Leaving a copy with a person of suitable age and discretion at the residence.
- Posting a copy on the main entry door and mailing a copy via certified mail.

Signature of Server: _____