

NOTICE OF DEFAULT AND INTENT TO EVICT

Date: [Current Date]

To Tenant(s): [Name of Primary Tenant(s)]

Property Address: [Full Address of Rental Unit]

RE: NOTICE TO CURE VIOLATION OR QUIT PREMISES

Dear [Tenant Name],

You are hereby notified that you are in material breach of your residential lease agreement dated [Lease Start Date] for the property located at the address listed above.

NATURE OF BREACH:

You have violated the terms of your lease by subletting or allowing unauthorized occupants to reside in the premises without the prior written consent of the Landlord. Specifically, it has been observed that [Name of Unauthorized Person(s), if known] is/are occupying the unit in violation of Section [Number] of your lease agreement.

REQUIRED ACTION:

To cure this default, you must ensure that all unauthorized occupants vacate the premises and provide proof that the illegal subletting has ceased within [Number of Days, e.g., 3 or 10] days from the date of this notice.

INTENT TO EVICT:

If you fail to cure this violation or vacate the premises by [Deadline Date], the Landlord will commence formal legal proceedings to terminate your tenancy, recover possession of the property, and seek any applicable damages, court costs, and attorney fees as permitted by law.

Please govern yourself accordingly.

Sincerely,

[Landlord or Property Manager Name]

[Phone Number]

[Email Address]

Proof of Service:

This notice was delivered on [Date] via: [Post on Door / Certified Mail / Hand Delivery]