

## NOTICE TO CEASE AND NOTICE TO QUIT

**Date:** [Date]

**To Tenant(s):** [Tenant Name(s)]

**Address:** [Property Address, Unit Number]

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### RE: NOTICE OF DEFAULT AND INTENT TO EVICT FOR NUISANCE AND NOISE VIOLATIONS

Dear [Tenant Name],

This letter serves as formal notice that you are in material breach of your lease agreement dated [Lease Start Date] regarding the premises located at the address listed above.

**Description of Violation:**

You are currently in violation of the "Quiet Enjoyment" and "Nuisance" clauses of your lease. Specifically, the following incidents have been documented:

- [Date and Time]: [Description of noise or nuisance behavior]
- [Date and Time]: [Description of noise or nuisance behavior]

These actions constitute a substantial interference with the comfort and safety of other residents and management. Such conduct is a direct violation of Section [Insert Clause Number] of your Lease Agreement and [Local/State Law].

**Required Action:**

You are hereby required to cease all nuisance behavior and excessive noise immediately. This is your formal warning to cure these violations.

**Intent to Evict:**

Failure to comply with this notice or any further reports of noise violations or nuisance behavior will result in the immediate termination of your tenancy. If the behavior continues, you must vacate the premises within [Number of Days, e.g., 3 or 7] days of receiving this notice. If you fail to vacate, legal proceedings will be commenced to recover possession of the premises, including any applicable court costs and legal fees.

Please govern yourself accordingly.

Sincerely,

[Landlord or Property Manager Name]

[Landlord Address]

[Phone Number]

**Proof of Service:**

I, [Name of Person Delivering Notice], hereby certify that a copy of this notice was delivered to the tenant on [Date] via [Method of Delivery: e.g., Personal Delivery, Certified Mail, or Posting].