

## **NOTICE OF DEFAULT AND INTENT TO EVICT**

**Date:** [Current Date]

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

**Address:** [Property Address, Unit Number, City, State, Zip Code]

### **RE: NOTICE TO CURE LEASE VIOLATION - REFUSAL OF ACCESS**

Dear [Tenant Name],

This letter serves as formal notice that you are in default of your residential lease agreement dated [Lease Start Date] for the property located at [Property Address].

Specifically, you have violated the following provision(s) of your lease and/or local governing laws: **Refusal of Landlord Access.**

#### **Description of Violation:**

On [Date and Time], management attempted to enter the premises for the purpose of [Reason for entry: e.g., inspection, repairs, showing the unit]. Proper legal notice of at least [Number of hours] hours was provided to you on [Date notice was delivered]. Despite this notice, you denied entry to the landlord/maintenance staff, which constitutes a material breach of your rental agreement.

#### **Required Action:**

You are hereby required to cure this default immediately. You must allow access to the premises on [Date] at [Time] for the purpose stated above. Please confirm your cooperation by [Deadline Date/Time].

#### **Intent to Evict:**

Failure to remedy this violation and provide access as requested will result in further legal action. If you continue to refuse access in violation of your lease and state law, the landlord intends to terminate your tenancy and initiate formal eviction proceedings to recover possession of the property, as well as any applicable legal fees and damages.

Please govern yourself accordingly.

Sincerely,

[Landlord or Property Manager Name]

[Phone Number]

[Email Address]

#### **Method of Delivery:**

Hand Delivered

Certified Mail

Posted on Premises