

NOTICE TO CEASE OR QUIT

Date: [Date]

To Tenant(s): [Tenant Names]

Rental Address: [Full Address of Rental Unit]

RE: NOTICE OF DEFAULT AND INTENT TO EVICT FOR UNAUTHORIZED PET

Dear [Tenant Names],

This letter serves as formal notice that you are in violation of your Lease Agreement dated [Lease Start Date] for the premises located at the address listed above.

Specifically, you are in breach of the following provision: **Section [Number/Title of Pet Policy Clause]**, which prohibits the keeping of pets or animals on the premises without prior written consent from the Landlord.

It has come to our attention that you are currently harboring an unauthorized animal, described as: [Description of Pet, e.g., Brown Dog/Black Cat], at the property.

REQUIRED ACTION:

You are hereby required to permanently remove the unauthorized animal from the premises within [Number of Days, e.g., 3 or 7] days of receiving this notice. This deadline expires on [Deadline Date].

INTENT TO EVICT:

Failure to remedy this violation by the date specified above will result in the immediate termination of your Lease Agreement. If the animal is not removed, legal proceedings will be initiated to regain possession of the property and to seek any applicable damages, court costs, and attorney fees.

Please contact the undersigned immediately to confirm that the animal has been removed or to discuss this matter.

Sincerely,

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]