

DATE: [Date]

TO: [Tenant Name]

ADDRESS: [Rental Property Address]

UNIT: [Unit Number, if applicable]

RE: NOTICE OF EVICTION FILING FOR UNRESOLVED LEASE VIOLATION

Dear [Tenant Name],

This letter serves as formal notification that because you have failed to cure the lease violation(s) detailed in the previous notice sent to you on [Date of Original Notice], I am proceeding with legal action to recover possession of the premises.

Specifically, you have failed to remedy the following violation(s):

- [Description of unresolved violation, e.g., unauthorized pet, noise complaints, etc.]

As the deadline to resolve this matter has passed and the violation continues to exist, your lease agreement is hereby terminated. An eviction lawsuit (Summary Ejectment/Unlawful Detainer) will be filed with the [Name of Local Court] on or after [Date of Filing].

Please be advised of the following:

- You are required to vacate the property and return all keys by [Move Out Date/Time].
- You will be served with a court summons and complaint outlining the date and time of the eviction hearing.
- You may be held liable for court costs, attorney fees, and any outstanding damages as permitted by the lease and state law.

If you vacate the premises and return the keys before the filing date mentioned above, the legal proceedings may be avoided. Please contact [Landlord/Property Manager Name] at [Phone Number] immediately to confirm your move-out status.

Sincerely,

[Landlord/Property Manager Signature]

[Printed Name]

[Company Name, if applicable]

[Address]

[Phone Number]