

NOTICE TO VACATE FOR ILLEGAL ACTIVITY

(UNCONDITIONAL NOTICE)

Date: [Date of Issuance]

To Tenant(s): [Name of all adult occupants]
And all others in possession of the premises located at:
[Full Property Address]

NOTICE IS HEREBY GIVEN that your tenancy is terminated effective immediately. You are required to vacate the premises and surrender possession to the landlord within [Number of days required by state law, e.g., 3] days from the date of service of this notice.

This action is being taken due to documented illegal activity involving gang-related criminal behavior occurring on or near the premises. Specifically, the following violations have been documented:

- [Description of illegal gang activity]
- [Date/Time of occurrence]
- [Police report number or case reference, if applicable]

This notice is **UNCONDITIONAL**. Because the aforementioned activities constitute a substantial breach of the lease agreement and a violation of state/local law regarding public nuisance and criminal activity, you are not being given the opportunity to cure the breach or remedy the violation.

Failure to vacate the premises by [Date of Vacancy] will result in the immediate commencement of legal proceedings (Eviction/Unlawful Detainer) to recover possession of the property, including a claim for court costs, legal fees, and any applicable damages.

All keys and property belonging to the landlord must be returned to [Location] upon your departure.

Signed,

[Landlord/Property Manager Name]
[Landlord Address]
[Phone Number]

Proof of Service:

I, [Name of Person Serving], declare that I served this notice on [Date] by:

- Delivering a copy to the tenant personally.
- Leaving a copy with a person of suitable age and discretion at the residence.
- Posting a copy in a conspicuous place on the property and mailing via certified mail.