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NOTICE TO VACATE FOR NON-CURABLE BREACH OF LEASE

Date: [Insert Date]

To Tenant(s): [Insert Tenant Names]

Rental Address: [Insert Full Address of Rental Unit]

TO THE TENANT(S) AND ALL OTHERS IN POSSESSION:

PLEASE TAKE NOTICE that your tenancy at the above-referenced premises is terminated effective immediately. You are required to vacate the premises and deliver possession of the property to the Landlord/Owner within [Insert Number of Days, e.g., 3 or 7] days from the date of service of this notice.

This notice is UNCONDITIONAL. There is no option to cure this breach. This action is being taken due to your substantial and non-curable violation of your lease agreement and state law, specifically:

REASON FOR TERMINATION: Possession, storage, and/or harboring of illegal stolen goods on the premises. This constitutes illegal activity and a threat to the safety and quiet enjoyment of the community.

FACTS SUPPORTING THIS NOTICE: [Insert brief description of incident, police report number if applicable, or date goods were discovered].

Failure to vacate the premises by [Insert Date and Time] will result in the immediate commencement of legal proceedings (eviction/unlawful detainer) against you to recover possession of the premises, damages, and court costs.

Signed,

[Landlord/Owner Name]

[Landlord Address]

[Landlord Phone Number]

CERTIFICATE OF SERVICE:

I certify that on [Date], I served this notice by:

Personal Delivery

Posting on the main entry door

Certified Mail