

NOTICE TO VACATE FOR NON-CURABLE BREACH OF LEASE

DATE: [Current Date]

TO TENANT(S):

[Tenant Name(s)]

[Rental Address]

[Unit Number]

[City, State, Zip Code]

FROM LANDLORD/PROPERTY MANAGER:

[Landlord/Company Name]

[Contact Address]

NOTICE REGARDING ILLEGAL ACTIVITY:

Please take notice that your tenancy is terminated effective immediately. You are required to vacate the premises and deliver possession of the property to the landlord within [Number of Days, e.g., 3 or 24 hours depending on local law] days from the date of this notice.

This notice is issued due to a material and non-curable breach of your lease agreement and state law, specifically: **Hosting and operating illegal gambling activities on the premises.**

Evidence of this activity includes: [Insert brief description, e.g., Police Report #, specific dates of observed illegal activity, or seized equipment].

Because this involves illegal activity as defined by [Insert State/Local Statute if known], you do not have the right to cure this violation. Failure to move out by [Deadline Date and Time] will result in the immediate filing of an eviction lawsuit (unlawful detainer) against you. This may result in court costs, attorney fees, and a judgment that could negatively impact your credit and rental history.

The landlord reserves all rights to pursue legal action for damages or unpaid rent as permitted by law.

SIGNATURE:

[Landlord/Agent Signature]

PROOF OF SERVICE:

I certify that a copy of this notice was delivered to the tenant on [Date] via:

[] Personal Delivery

- Posting on the front door and mailing via Certified Mail
- Other: [Description]