

NOTICE TO VACATE FOR INCURABLE BREACH OF LEASE

Date: [Current Date]

To Tenant(s): [Name of all adult occupants]

Rental Address: [Full Property Address]

NOTICE IS HEREBY GIVEN 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 required by state law, e.g., 3 or 24 hours] days from the service of this notice.

REASON FOR TERMINATION:

This notice is based on the discovery of illegal activity on the premises, specifically:

Engagement in and/or maintenance of illegal animal fighting operations.

This conduct constitutes a non-curable breach of your lease agreement and a violation of state and federal law. Because this activity involves illegal acts and poses a direct threat to public safety and the welfare of animals, you do not have the right to remedy or "cure" this violation.

FAILURE TO COMPLY:

If you fail to move out by [Deadline Date and Time], legal proceedings will be initiated against you to recover possession of the premises, seeking court costs, attorney fees, and any applicable damages.

Any personal property remaining on the premises after the expiration of this notice will be handled in accordance with local statutes.

Local law enforcement and animal control agencies have been or will be notified of the activities occurring at this address.

Landlord/Agent Signature: _____

Printed Name: [Landlord or Property Manager Name]

Contact Phone: [Phone Number]

Address for Delivery: [Landlord's Business Address]