

**NOTICE TO VACATE FOR ILLEGAL ACTIVITY**

**DATE:** [Current Date]

**TO TENANT(S):**

[Tenant Name(s)]

[Property Address]

[Unit Number, City, State, Zip Code]

**FROM LANDLORD/PROPERTY MANAGER:**

[Landlord/Manager Name]

[Contact Address]

[Phone Number]

**NOTICE REGARDING LEASE VIOLATION:**

Pursuant to the laws of the State of [State Name] and the terms of your lease agreement dated [Lease Start Date], you are hereby notified that your tenancy is terminated effective immediately.

This action is being taken due to the following illegal activity occurring on the premises: **Illegal manufacturing of controlled substances (drugs).**

This is an **UNCONDITIONAL NOTICE TO QUIT**. Because this violation involves illegal activity that poses a direct threat to the safety of the property and the community, you do not have the right to cure this violation.

**DEMAND FOR POSSESSION:**

You are required to vacate the premises and remove all personal belongings within [Number of Hours, e.g., 24 or 72] hours of receiving this notice. Failure to move out by [Date and Time] will result in the immediate commencement of legal eviction proceedings against you.

Law enforcement authorities have been or will be notified regarding the illegal activities observed at this location.

Signed,

\_\_\_\_\_  
[Landlord/Property Manager Signature]

**PROOF OF SERVICE:**

I, \_\_\_\_\_, declare that I delivered this notice to the tenant(s) on [Date] by the following method: [Hand delivery / Posting on front door / Certified mail].