

**NOTICE TO VACATE FOR LEASE VIOLATION  
(UNCONDITIONAL NOTICE)**

Date: [Current Date]

To Tenant(s): [Tenant Names]

And all other occupants in possession of the premises located at:  
[Full Property Address]

**NOTICE IS HEREBY GIVEN** that your tenancy for the above-described premises is terminated effective immediately.

This action is being taken because you have committed a non-curable breach of your lease agreement and/or local ordinances by engaging in **illegal short-term rental operations**. Specifically, you have been found to be advertising, hosting, or subletting the premises to transient guests via platforms such as Airbnb, VRBO, or similar services without authorization and in violation of [Specify Section of Lease or Local Law].

Because this violation constitutes illegal activity and/or a material, non-curable breach of the rental agreement, you are required to vacate the premises and deliver possession to the landlord within [Number of Days, e.g., 3 or 7] days from the date of service of this notice.

Your deadline to move out is: **[Date of Move Out]** at **[Time]**.

Failure to vacate by the date and time specified above will result in the immediate commencement of legal proceedings (eviction) to recover possession of the premises, as well as a claim for damages, court costs, and attorney fees.

The landlord reserves all rights and remedies available under law.

Sincerely,

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

[Landlord/Property Manager Name]  
[Contact Phone Number]  
[Contact Email]

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**Proof of Service**

I, \_\_\_\_\_, declare that I served this notice on [Date] by:

- Delivering a copy to the tenant(s) 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 a copy via certified mail.