

NOTICE TO VACATE FOR NON-CURABLE BREACH OF LEASE

Date: [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 you are required to vacate and surrender possession of the premises described above on or before **[Date of Required Move-Out]** at **[Time]**.

This notice is **UNCONDITIONAL**. Your lease/rental agreement is being terminated due to a non-curable breach of the lease terms, specifically: **Operation of an Unauthorized Commercial Enterprise**.

Evidence shows that the residential premises are being used for commercial business purposes in direct violation of your lease agreement, which restricts the use of the property to a private residence only. Due to the nature of this violation and the associated risks regarding zoning, insurance, and property usage, you are not being offered the opportunity to cure this breach.

Failure to vacate the premises by the date and time specified above will result in legal proceedings against you to recover possession of the premises, as well as court costs, legal fees, and any applicable damages.

Please return all keys and property access devices to the undersigned upon your departure.

Sincerely,

[Landlord/Property Manager Name]

[Contact Phone Number]

[Address]

Proof of Service:

I, the undersigned, being at least 18 years of age, declare that I served this notice on [Date] by:

- Delivering a copy to the tenant personally.
- Leaving a copy with a person of suitable age and discretion at the premises.
- Posting a copy in a conspicuous place on the premises and mailing a copy via certified mail.