

[Your Name]
[Your Address]
[City, State, Zip Code]
[Your Phone Number]
[Your Email]

[Date]

[Tenant's Name]
[Tenant's Address]
[City, State, Zip Code]

RE: NOTICE TO QUIT / EVICTION NOTICE FOR NON-COMPLIANCE

Dear [Tenant's Name],

This letter serves as formal notice that your tenancy for the premises located at [Rental Address] is being terminated due to continuous and habitual late payment of rent.

According to your lease agreement dated [Lease Start Date], rent is due on the [Due Date] of each month. Our records indicate that you have failed to pay rent on time for the following months:

- [Month/Year] - [Number of days late]
- [Month/Year] - [Number of days late]
- [Month/Year] - [Number of days late]

Despite previous warnings regarding the importance of timely payments, this pattern of late payments constitutes a material breach of your lease agreement.

You are hereby required to vacate the premises and return all keys to the landlord no later than [Move-out Date/Time].

Please ensure that the property is left in a clean condition and free of all personal belongings. A final inspection will be conducted on [Inspection Date]. Your security deposit will be processed in accordance with state law and the terms of your lease, minus any deductions for damages or unpaid balances.

Failure to vacate the property by the date mentioned above will result in the commencement of legal proceedings to regain possession of the premises and to recover any court costs or attorney fees incurred.

Sincerely,

[Your Signature]

[Your Printed Name]